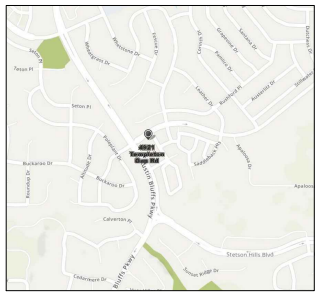
# ATRIUM SENIOR APARTMENTS AT 4921 TEMPLETON GAP

## LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

## A SUBDIVISION OF A PORTION OF THE SW¼ OF SEC. 13, T-13S, R-66W OF THE 6th P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

### GENERAL NOTES:

1. UTILITY LOCATION: THE TYPE, SIZE LOCATION AND NUMBER UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES IN THE VICINITY OF THE WORK. FOR INFORMATION CONTACT: COLORADO UTILITY NOTIFICATION CENTER, 1-800-922-1987. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
2. SAFETY: THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. LIMITED REVIEW: THE DUTY OF THE CITY/OWNER/ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
4. NOTIFICATION: CONTRACTOR SHALL NOTIFY THE CITY, OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
5. APPROVED PLANS: THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
6. PERMITS: CONTRACTOR SHALL OBTAIN SHALL PERMITS FOR STREET CUTS, UTILITY WORK, AND TRAFFIC CONTROL.
7. MATERIALS: ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY REQUIREMENTS. ALL STREET, WATER MAIN, STORM SEWER AND SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY, AS APPLICABLE.
8. TRAFFIC CONTROL: THE CONTRACTOR SHALL PROVIDE ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRAFFIC MAINTENANCE PLANS TO THE CITY AND TO COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) PRIOR TO CONSTRUCTIONS.
9. SOIL REPORT: REFER TO THE SOILS AND FOUNDATION INVESTIGATION REPORT FOR PAVEMENT DESIGN, RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, EMBANKMENT, TOPSOIL REMOVAL AND REPLACEMENT.
10. EROSION CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS AS FIELD CONDITIONS WARRANT.
11. WATER/SEWER SEPARATION: IN ALL CASES MAINTAIN TEN FEET (10) HORIZONTAL DISTANCE BETWEEN WATER AND SANITARY SEWER.
12. TRENCHES: ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED FOR THE SAFETY OF WORKERS AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION". THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE. WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS, THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
13. DEWATERING: IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATERS OF THE UNITED STATES.
14. TRENCHES-BACKFILL: COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
15. PATCHING: WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITIONS. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE CITY AND CDOT CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE CITY AND CDOT STANDARDS. ALL LARGE PATCHES SHALL BE PAVED WITH ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREAS, MAY BE REQUIRED.
16. STORM DRAINAGE: ALL CONSTRUCTION ACTIVITIES MUSH COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY". FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3590.
17. UTILITY COORDINATION: PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
18. SERVICE INTERRUPTION: CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING PRIOR TO NAY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND AN EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS.
19. DAMAGE: REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DAMAGE TO EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED.
20. INSPECTION: ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A CITY REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD PRACTICES ARE NOT BEING FOLLOWED.
21. WARRANTEE: THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF TWO-YEAR FROM THE DATE OF ACCEPTANCE.
22. APPROXIMATE SCHEDULE FOR DEVELOPMENT: DECEMBER 2016 PRE-APPLICATION, JANUARY 2017 PLANNING SUBMITTAL, APRIL 2017 PLANNING APPROVAL, MAY 2017 BUILDING PERMIT, "30 DAYS CONSTRUCTION".
23. MAINTENANCE OF PRIVATE ROADS WITHIN THE DEVELOPMENT IS THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNERS. DETAILS ARE IN ACCORDANCE WITH RECORDED DOCUMENT 206037533 (EL PASO COUNTY).
24. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
25. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PERMIT APPLICATION.
26. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
27. THE SITE IS SUBJECT TO TAXES AND ASSESSMENTS BY INCLUSION IN THE NOR'WOOD SPECIAL IMPROVEMENT DISTRICT RECORDED BOOK 3472 AT PAGE 432 AND EXPANDED BY ORDINANCE NO. 84-160 RECORDED IN BOOK 3903 AT PAGE 1360
28. THE PARCEL WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE OWNERSHIP, CONDITIONS, AND RESTRICTIONS OF THE SUNDOWN HOMEOWNER'S ASSOCIATION.
29. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
30. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE DEDICATED AS PART OF THE QCD CONVEYING THE PROPERTY TO GRECCIO HOUSING AT CLOSING. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO
31. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED OR DOES NOT MEET CURRENT CITY ENGINEERING OR ADA STANDARDS ALONG AUSTIN BLUFFS PARKWAY, TEMPLETON GAP ROAD ADJACENT TO THE LOT WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.




VICINITY MAP

AERIAL SITE LOCATION MAP

### LEGEND

| | |
|---|---|
| | SURVEY REBAR |
| | EXISTING POWER POLE |
| | EXISTING SIGN |
| | BOUNDARY SYMBOL |
| | EXISTING WATER METER |
| | EXISTING LIGHT |
| UgE | EXISTING ELECTRICAL LINE |
| | EXISTING MANHOLE |
| SAN | EXISTING SANITARY SEWER LINE |
| UgT | EXISTING TELEPHONE LINE |
| WAT | EXISTING WATER LINE |
| GAS | EXISTING GAS LINE |
| | EASEMENT/ROW |
| FL | FLOW LINE |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| ME | MATCH EXISTING |
| P | PAVEMENT |
| TC | TOP OF CURB |
| W | SIDEWALK |
| ELEC | PROPOSED ELECTRICAL LINE |
| | PROPOSED STORM DRAIN |
| SAN | PROPOSED SANITARY SEWER |
| WAT | WATER LINE |
| | EXISTING INTRM CONTOUR |
| | EXISTING INDEX CONTOUR |
| 45 | PROPOSED INDEX CONTOUR |
| | PROPOSED INTRM CONTOUR |
| SF | PROPOSED SILT FENCE |
| | PROPERTY LINE |
| | 100-YEAR FLOOD BOUNDARY |
| CO | PROPOSED CLEANOUT |
| | PROPOSED HANDICAP PARKING STALL |
| | PROPOSED PARKING LOT LIGHTING |
| | PROPOSED ELECTRICAL TRANSFORMER |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED LANDSCAPING |
| | 6" CURB & 1' CATCH GUTTER |
| | 6" CURB & 1.5' SPILL GUTTER |
| W | WATER METER |

### PROJECT CONTACTS

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS
CONTACT: JASON OLDHAM
5539 COLT DRIVE
LONGMONT, CO 80503
970-420-8555

ARCHITECT
KEPHART
ATTN: MR. DAVID BECKNER
2555 WALNUT ST.
DENVER, CO 80205
303-832-4474

DEVELOPER
MEDICI DEVELOPMENT
ATTN: MR. SHANNON SPERRY
2140 S. DELAWARE ST. SUITE 104
DENVER, CO 80223
303-961-7705

REVIEW AGENCY
CITY OF COLORADO SPRINGS PLANNING
30 S. NEVADA STREET, SUITE 301.
COLORADO SPRINGS, CO 80901
719-385-5905

OWNER
GRECCIO HOUSING
ATTN: MR. LEE PATKE
2531 E. UINTAH STREET
COLORADO SPRINGS, CO 80907
719-419-5612

SITE ENGINEER
STRATEGIC LAND SOLUTIONS, INC.
2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
ROBERT J. PALMER, P.E.
720-384-7661

SURVEY
COMPASS SURVEYING
721 S. 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-452-1120

REVIEW AGENCY
PIKES PEAK REGIONAL BUILD. DEPARTMENT
2880 INTERNATIONAL CIR.
COLORADO SPRINGS, CO 80910
719-327-2880

### STATISTICAL INFORMATION

| | |
|---|---|
| CITY FILE FOLDER | CPC CU 19-00148 |
| EXISTING ZONING/ORDINANCE/FILE REFERENCE # | C6/cr/AO ORDINANCE 87-57 |
| SITE AREA | 49,659 S.F. / 1.14 ACRES* |
| BUILDING AREA | 16,553 SQ. FT. (APARTMENT) |
| BUILDING HEIGHT ALLOWED/PROPOSED | 45' ALLOWED (MEASURED FROM THE AVERAGE FINISH GRADE AROUND THE BUILDING)/ ROOF CAP ELEV. = 43'-8" (ABOVE AVERAGE ADJACENT GRADE) |
| STRUCTURE GROUND COVERAGE | 16,553 S.F. (33.3%) |
| ASPHALT GROUND COVERAGE | 15,640 S.F. (31.5%) (INCLUDES PORTIONS OF ADJACENT DRIVE AISLES) |
| CONCRETE PAVEMENT GROUND | 3,198 S.F. (6.4%) |
| LANDSCAPING | 14,288 S.F. (28.8%) |
| PARKING COUNT | 37 REGULAR & 2 HC SPACES PROVIDED (TOTAL=39) / 32 REQUIRED SPACES (0.6/UNIT) |
| HANDICAP PARKING COUNT | 2 (8' VAN ACCESSIBLE) SPACE REQUIRED / 2 SPACES PROVIDED |
| BICYCLE PARKING COUNT | 2 SPACES REQUIRED (5% OF PROVIDED VEHICLE PARKING) 3 SPACES PROVIDED |
| USE | SENIOR APARTMENTS (60+ MULTI-FAMILY) - 54 UNITS |
| ADDRESS | 4921 TEMPLETON GAP ROAD |
| TSN | 6313307137 |
| FRONT SETBACK (AUSTIN BLUFFS PARKWAY) | REQUIRED 20 FEET/PROVIDED 20.25 FEET |
| FRONT SETBACK (TEMPLETON GAP ROAD) | REQUIRED 20 FEET/PROVIDED 10 FEET (CPC NV 19-00151) |
| SIDE SETBACK(SOUTHEAST PROPERTY BOUNDARY) | REQUIRED 5 FEET / PROVIDED 25.57 FEET |
| REAR SETBACK(NORTHEAST PROPERTY BOUNDARY) | REQUIRED 25 FEET / PROVIDED 27.75 FEET |
| FRONT LANDSCAPE SETBACK (AUSTIN BLUFFS PARKWAY) | REQUIRED 25 FEET/PROVIDED 20.25 FEET (ALTERNATE COMPLIANCE) |
| FRONT LANDSCAPE SETBACK (TEMPLETON GAP ROAD) | REQUIRED 10 FEET/PROVIDED 10 FEET |
| SIDE LANDSCAPE SETBACK(SOUTHEAST PROPERTY BOUNDARY) | REQUIRED 15 FEET / PROVIDED 10 FEET (ALTERNATE COMPLIANCE) |
| REAR LANDSCAPE SETBACK(NORTHEAST PROPERTY BOUNDARY) | REQUIRED 0 FEET / PROVIDED 5.0 FEET |
| DRAINAGE BASIN | COTTONWOOD CREEK DRAINAGE BASIN |
| MASTER PLAN | NOR'WOOD MASTER PLAN MPA 97-00228 |
| NUMBER OF PROPOSED UNITS | 54 UNITS |
| DENSITY | 47.37/ACRE |

### LEGAL DESCRIPTION: PER TITLE COMMITMENT

LOT 2 IN SUNDOWN SQUARE SUBDIVISION FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1999 AT RECEPTION NO. 99084327

BENCHMARK:
BENCHMARK: SOUTHEASTERLY PROPERTY CORNER AS NOTED. ELEVATION = 6776.59 (NAVD 1988). (TA 5)
THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARING:
BASIS OF BEARINGS IS THE SOUTH LINE OF THE PROPERTY, MONUMENTED AS SHOWN AND ASSUMED TO BEAR SOUTH 55 DEGREES 52 MINUTES 55 SECONDS WEST.

### FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08041C0536G EFFECTIVE DATE 12/07/2018. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

### ADA ACCESS NOTE

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ)

### HANDICAP PARKING SPACE DESIGN CRITERIA

1. RAMPS SHALL NOT BE PLACED IN HANDICAP ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
2. ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
3. HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8%.
4. THE MINIMUM WIDTH FOR A HANDICAP RAMP IS 36-INCHES.
5. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% HANDRAIL.
6. HANDICAP PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.

### PROJECT SCHEDULE

CONSTRUCTION IS PROPOSED TO START IN APRIL OF 2020 AND BE COMPLETED IN A SINGLE PHASE ON AUGUST OF 2021.

### INDEX OF DRAWING SHEETS


| | | |
|---|---|---|
| 1 OF 17 | COVER SHEET | C.1 |
| 2 OF 17 | EXISTING CONDITIONS MAP | C.2 |
| 3 OF 17 | SITE LAYOUT AND CONTROL PLAN | C.3 |
| 4 OF 17 | PRELIMINARY GRADING PLAN | C.4 |
| 5 OF 17 | PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN | C.5 |
| 6 OF 17 | LIGHTING PLAN | C.6 |
| 7 OF 17 | LANDSCAPING PLAN | C.7 |
| 8 OF 17 | LANDSCAPING DETAILS | C.8 |
| 9 OF 17 | IRRIGATION PLAN | C.9 |
| 10 OF 17 | IRRIGATION DETAILS | C.10 |
| 11 OF 17 | ARCHITECTURAL ELEVATIONS | C.11 |
| 12 OF 17 | ARCHITECTURAL ELEVATIONS | C.12 |
| 13 OF 17 | PUBLIC IMPROVEMENT DETAILS | C.13 |
| 14 OF 17 | PUBLIC IMPROVEMENT DETAILS | C.14 |
| 15 OF 17 | PUBLIC IMPROVEMENT DETAILS | C.15 |
| 16 OF 17 | PUBLIC IMPROVEMENT DETAILS | C.16 |
| 17 OF 17 | SITE CONSTRUCTION DETAILS | C.17 |



CLIENT:
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russel - 303-815-7841
Josh@mcgdenver.com

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
palmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER:
PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|


CONFIDENTIALITY STATEMENT
The recipient of these materials understands that copyright is the materials is owned by SLS, and also, that the materials contain proprietary and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO
LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | | |
|---|---|---|
| SCALE: | AS NOTED | |
| DATE: | 04/02/2020 | |
| DESIGNED BY: | RJP | |
| DRAWN BY: | SEL | FILE NAME: CURRENTCIVIL.DWG |
| CHECKED BY: | FPP | SLS JN: 19-004-09 |

DRAWING TITLE:
TITLE SHEET

SHEET NO:
1 OF 17

FIGURE 1

## LEGEND

- E — ELECTRICAL LINE
- FO — FIBER-OPTIC LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- STS — STORM SEWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE
- RAILING
- BOLLARD
- CLEANOUT
- COMMUNICATION SPEDESTAL
- ELECTRICAL BOX
- ELECTRICAL METER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS METER
- IRRIGATION VALVE
- LIGHT POLE (DIRECTIONAL)
- MANHOLE
- NUMBER OF PARKING STALLS
- SIGN
- TRAFFIC LIGHT
- UTILITY POLE
- WATER VALVE
- DECIDUOUS TREE – DIAMETER OF TRUNK
- EVERGREEN TREE – DIAMETER OF TRUNK

| | |
|---|---|
| R.O.W. | RIGHT-OF-WAY |
| L.S. NO. | LAND SURVEYOR NUMBER |
| BK. PG. | BOOK AND PAGE |
| REC. NO. | RECEPTION NUMBER |
| L/S | LANDSCAPE |
| | SET 5/8"x24" PIN & 1 1/4" YELLOW PLASTIC CAP, L.S. NO. 33232 UNLESS NOTED OTHERWISE |

## PARKING SPACES

| | |
|---|---|
| HANDICAPPED DESIGNATED | 2 |
| STANDARD SPACES | 40 |
| TOTAL | 42 |

TITLE EXCEPTIONS:

10) Any tax, assessment, fee, or charge resulting from the inclusion of the subject property in the Norwood Special Improvement Maintenance District as disclosed by Ordinance No. 2 1–167 recorded August 24, 1981 in Book 3472 at Page 432, and as expanded by Ordinance No. 84–160 recorded August 9, 1984 in Book 3903 at Page 1360. Affects subject property and is not a plottable item.

11) Inclusion of the subject property in the Cottonwood General Improvement District as disclosed by Ordinance No. 85–112 recorded July 15, 1985 in Book 5035 at Page 210.

12) Grant of Drainage Easement recorded January 14, 1988 in Book 5465 at Page 350. The location of said easement is set forth more particularly therein and is shown on the recorded subdivision plat. Affects subject property, easements are shown hereon.

13) Agreement and Easement recorded April 4, 1989 in Book 5618 at Page 1303. The approximate location of said easement is shown on a diagram recorded with said instrument. Affects subject property, the exact location cannot be determined.

14) Declaration of Covenants, Conditions and Restrictions recorded June 26, 1996 in Book 6917 at Page 884. Affects subject property and is not a plottable item.

NOTE: Provides for assessments to be paid to the Declarant or the Sundown Owners Association.

15. Access and Utility Easement recorded September 20, 1996 at Reception No. 96119732. Affects subject property, easements are shown hereon.

16. Easement Maintenance Agreement recorded October 15, 1996 at Reception No. 96131709. Affects subject property and is not a plottable item.

NOTE: Provides for common area maintenance charges to be paid to the Saddleback HOA.

17. Standard Avigation Easement recorded January 5, 1999 at Reception No. 99001686. Affects subject property and is blanket.

18) Matters disclosed on the plat of Sundown Square Subdivision Filing No. 1, recorded May 26, 1999 at Reception No. 99084327. Affects subject property, easements are shown hereon.

20 0 10 20

PLAN SCALE: 1" = 20'

Know what's **below.** **Call** before you dig.

CLIENT:

MCG MEDICI CONSULTING GROUP

MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-815-7841
Josh@mcgdenver.com

CIVIL ENGINEER:

Strategic Land Solutions, Inc.
Civil Engineering Land Planning Surveying

2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7061 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER:

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

CONFIDENTIALITY STATEMENT:

The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain proprietary and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:

ATRIUM SENIOR HOUSING

4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | | |
|---|---|---|
| SCALE: | AS NOTED | |
| DATE: | 04/02/2020 | |
| DESIGNED BY: | RJP | |
| DRAWN BY: | SEL | FILE NAME: CURRENTCIVIL.DWG |
| CHECKED BY: | FPP | SLS JN 19-004-09 |

DRAWING TITLE:

EXISTING CONDITIONS MAP

SHEET NO:

2 OF 17

FIGURE 1

CITY OF COLORADO SPRINGS FILE NO. CPC CU 19-00148

## SIGHT TRIANGLE NOTES

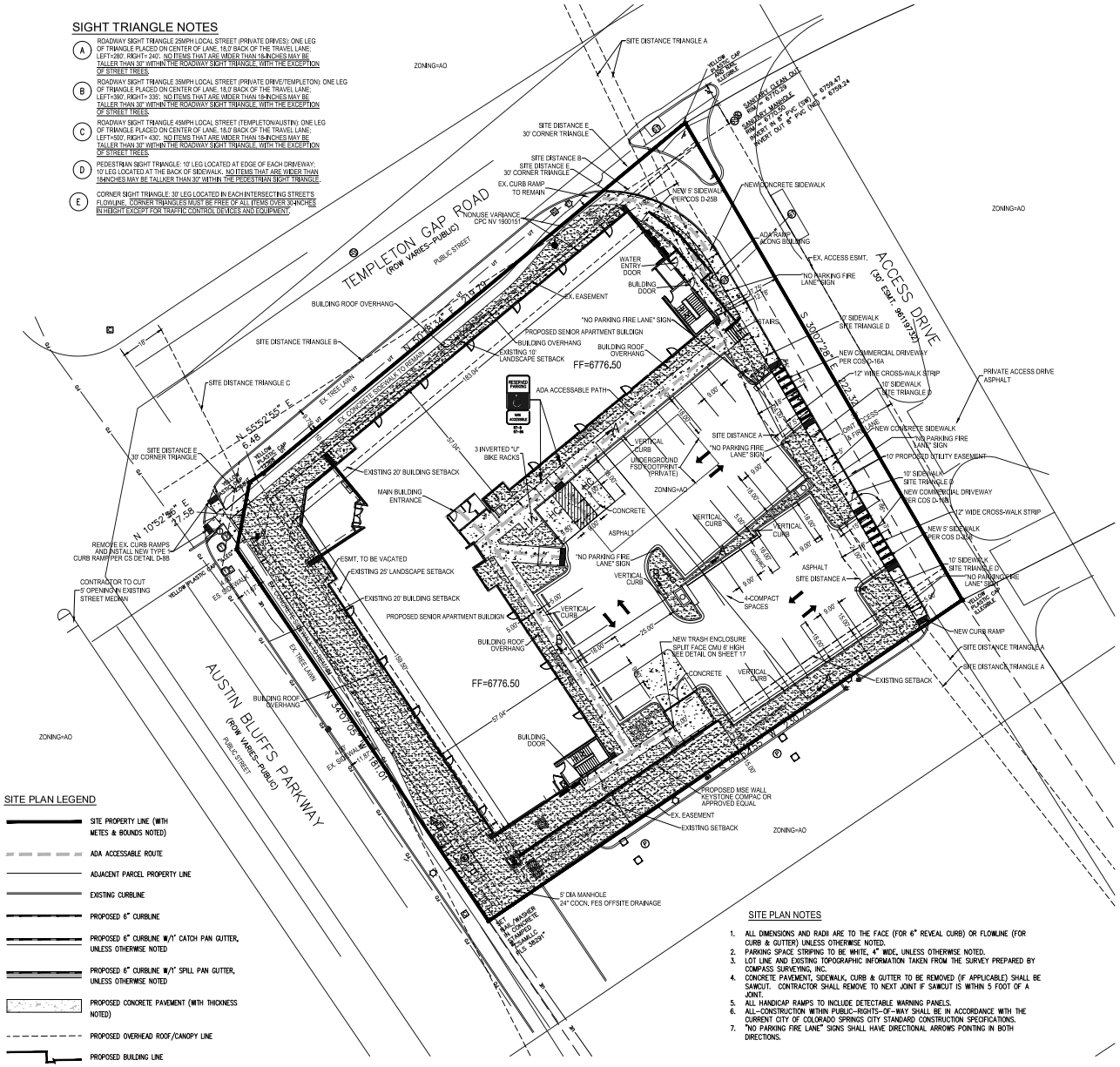
(A) ROADWAY SIGHT TRIANGLE 25MPH LOCAL STREET (PRIVATE DRIVES): ONE LEG OF TRIANGLE PLACED ON CENTER OF LANE, 18.0' BACK OF THE TRAVEL LANE; LEFT=280', RIGHT= 240'. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE, WITH THE EXCEPTION OF STREET TREES.

(B) ROADWAY SIGHT TRIANGLE 35MPH LOCAL STREET (PRIVATE DRIVE/TEMPLETON): ONE LEG OF TRIANGLE PLACED ON CENTER OF LANE, 18.0' BACK OF THE TRAVEL LANE; LEFT=390', RIGHT= 335'. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE, WITH THE EXCEPTION OF STREET TREES.

(C) ROADWAY SIGHT TRIANGLE 45MPH LOCAL STREET (TEMPLETON/AUSTIN): ONE LEG OF TRIANGLE PLACED ON CENTER OF LANE, 18.0' BACK OF THE TRAVEL LANE; LEFT=500', RIGHT= 430'. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE, WITH THE EXCEPTION OF STREET TREES.

(D) PEDESTRIAN SIGHT TRIANGLE: 10' LEG LOCATED AT EDGE OF EACH DRIVEWAY; 10' LEG LOCATED AT THE BACK OF SIDEWALK. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

(E) CORNER SIGHT TRIANGLE: 30' LEG LOCATED IN EACH INTERSECTING STREET'S FLOWLINE. CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30-INCHES IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.




## SITE PLAN LEGEND

- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
- ADA ACCESSABLE ROUTE
- ADJACENT PARCEL PROPERTY LINE
- EXISTING CURBLINE
- PROPOSED 6" CURBLINE
- PROPOSED 6" CURBLINE W/1' CATCH PAN GUTTER, UNLESS OTHERWISE NOTED
- PROPOSED 6" CURBLINE W/1' SPILL PAN GUTTER, UNLESS OTHERWISE NOTED
- PROPOSED CONCRETE PAVEMENT (WITH THICKNESS NOTED)
- PROPOSED OVERHEAD ROOF/CANOPY LINE
- PROPOSED BUILDING LINE
- CONCRETE RETAINING WALL – GRAY CONCRETE
- CONCRETE – KEYSTONE
- (XX) PARKING SPACES

## SITE PLAN NOTES

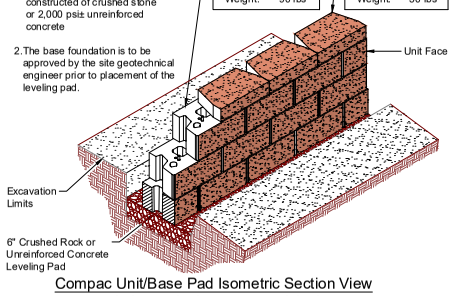
1. ALL DIMENSIONS AND RADII ARE TO THE FACE (FOR 6" REVEAL CURB) OR FLOWLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
2. PARKING SPACE STRIPING TO BE WHITE, 4" WIDE, UNLESS OTHERWISE NOTED.
3. LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY COMPASS SURVEYING, INC.
4. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SAWCUT. CONTRACTOR SHALL REMOVE TO NEXT JOINT IF SAWCUT IS WITHIN 5 FOOT OF A JOINT.
5. ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WARNING PANELS.
6. ALL-CONSTRUCTION WITHIN PUBLIC-RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF COLORADO SPRINGS CITY STANDARD CONSTRUCTION SPECIFICATIONS.
7. "NO PARKING FIRE LANE" SIGNS SHALL HAVE DIRECTIONAL ARROWS POINTING IN BOTH DIRECTIONS.

## Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

| Compac Unit | |
|---|---|
| Width: | 18" |
| *Depth: | 12" |
| Height: | 8" |
| *Weight: | 90 lbs |

| Cap Unit | |
|---|---|
| Width: | 18" |
| *Depth: | 10 1/2" |
| Height: | 4" |
| *Weight: | 50 lbs |



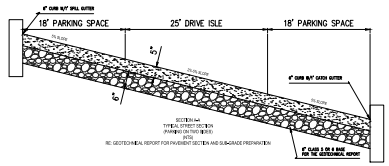

Compac Unit/Base Pad Isometric Section View
BASIC KEYSTONE "RED" COLOR

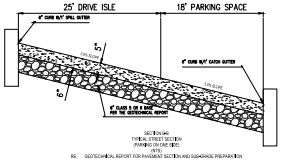
PARKING
PARKING SPACES=37
ADA SPACES=2
TOTAL PARKING SPACES=39

| NONUSE VARIANCE REQUEST |
|---|
| 1. FOR A 10' BUILDING SETBACK ALONG TEMPLETON GAP SETBACK CPC NV 19-00151 |

| ADMINISTRATIVE ADJUSTMENT REQUEST |
|---|
| 1. FOR A 20.25' LANDSCAPE BUFFER ALONG AUSTIN BLUFFS CPC AA 20-000XX |

| ALTERNATE COMPLIANCE REQUEST |
|---|
| 1. FOR 10' LANDSCAPE BUFFER ALONG SE PROPERTY LINE CPC AC 20-000XX |




811 Know what's below. Call before you dig.

20 0 10 20
PLAN SCALE: 1" = 20'


MCG MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-815-7841
Josh@mcgdenver.com

CIVIL ENGINEER
Strategic Land Solutions, Inc.
Civil Engineering and Land Planning Consultants
2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7061 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President


CIVIL ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|


CONFIDENTIALITY STATEMENT
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain proprietary and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO
LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 04/02/2020 |
| DESIGNED BY: | RJP |
| DRAWN BY: | SEL |
| CHECKED BY: | FPP |
| FILE NAME: | CURRENTCIVIL.DWG |
| | SLS JK 19-004-09 |

DRAWING TITLE:
SITE LAYOUT AND CONTROL PLAN

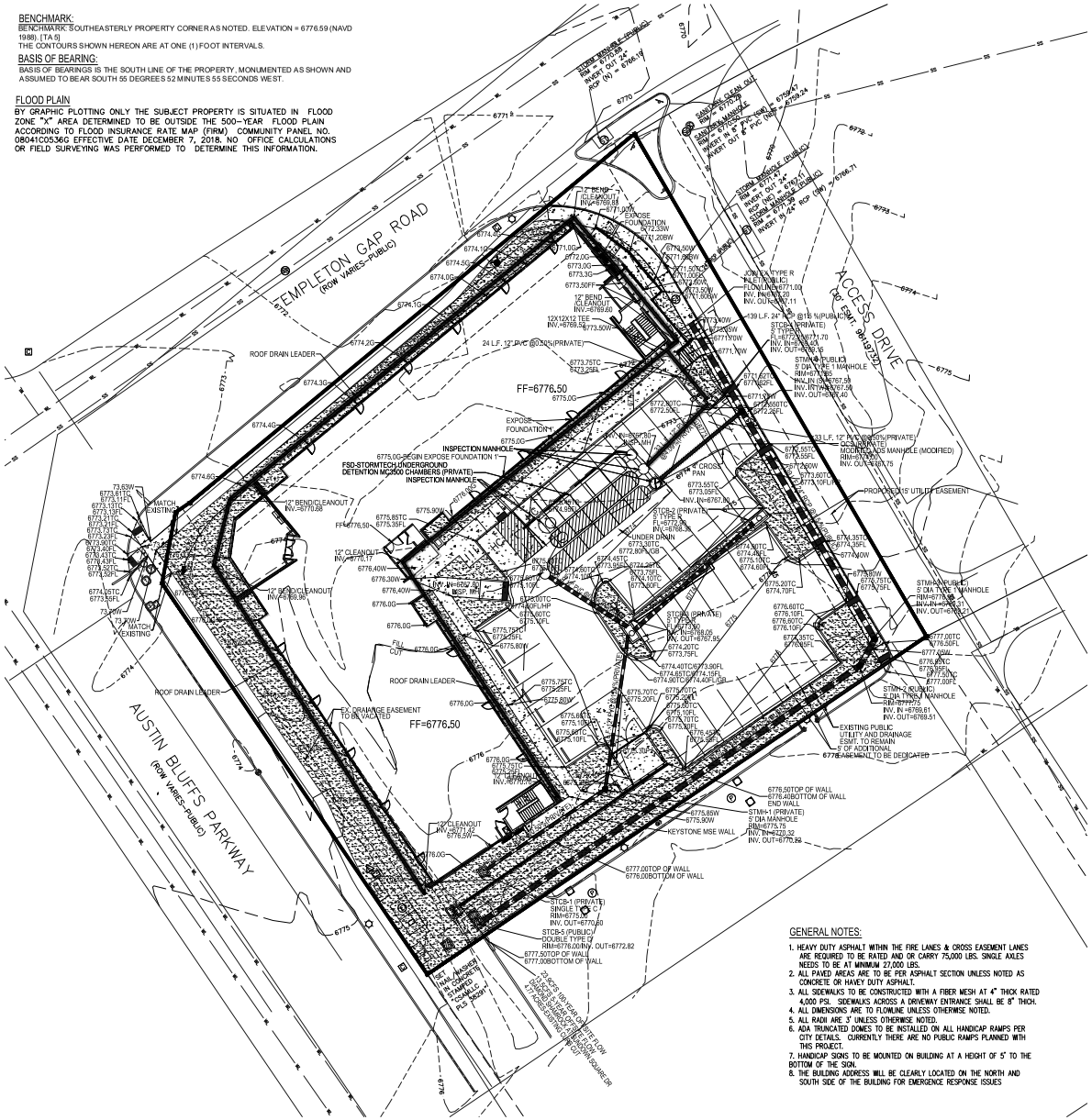
SHEET NO:
3 OF 17

FIGURE 1

BENCHMARK:
BENCHMARK: SOUTHEASTERLY PROPERTY CORNER AS NOTED. ELEVATION = 6776.59 (NAVD 1988). (TA 5)
THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARING:
BASIS OF BEARINGS IS THE SOUTH LINE OF THE PROPERTY, MONUMENTED AS SHOWN AND ASSUMED TO BEAR SOUTH 55 DEGREES 52 MINUTES 55 SECONDS WEST.

FLOOD PLAIN
BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08041C0536G EFFECTIVE DATE DECEMBER 7, 2018. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.




## GRADING and DRAINAGE NOTES

1. REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
2. LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY ENGINEERING SERVICES COMPANY, INC.
3. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. USE WHATEVER MEANS NECESSARY INCLUDING BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE BY THE OWNER AND/OR THE CITY OF COLORADO SPRINGS. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR CITY OF COLORADO SPRINGS MAY AT THEIR OWN OPTION DIRECT THE CONTRACTOR IN THESE METHODS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF COLORADO SPRINGS AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CURB AND GUTTER ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE. ALL CURB AND GUTTER IS CATCH UNLESS NOTED OTHERWISE. FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE NOTED. PROPOSED ELEVATIONS ARE SHOWN TO FINISHED PAVEMENT OR GRADE. LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF WALKS AND CURBS. FINISH GRADING IS BY THE GENERAL CONTRACTOR.
5. ALL FILL AREAS SHALL BE SCARIFIED EIGHT-INCHES AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM, UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE LOOSE THICKNESS OF EACH LAYER OF FILL MATERIAL SHALL NOT EXCEED EIGHT-INCHES. AREAS TO BE PAVED SHALL BE SCARIFIED AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL EMPLOY THE ORIGINAL SOILS ENGINEER TO TEST ALL EARTHWORK TO INSURE COMPLIANCE WITH SOILS REPORT.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
7. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF CITY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEM(S) IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
9. CURB (HANDICAP ACCESSIBLE) RAMPS ARE TO BE PROVIDED AT INTERSECTIONS AND DRIVE ACCESSES, AS SHOWN.
10. ALL HANDICAP RAMPS AND DETECTABLE WARNINGS SHALL CONFORM TO THE CITY OF COLORADO SPRINGS STANDARD DETAILS. 5 FOOT BY 5 FOOT LANDINGS WITH A MAXIMUM GRADE OF 2 PERCENT SHALL BE LOCATED AT THE TOP OF ALL HANDICAP RAMPS.
11. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS STANDARD CONSTRUCTION SPECIFICATIONS.

## GRADING & DRAINAGE LEGEND

| | |
|---|---|
| 5811 | EXISTING CONTOUR (1' INTERVAL) |
| 5815 | PROPOSED CONTOUR |
| 25.60FL | PROPOSED SPOT GRADE – FLOW LINE |
| 25.60P | PROPOSED SPOT GRADE – PAVEMENT |
| 25.60TW | PROPOSED SPOT GRADE – TOP OF WALK |
| 25.60G | PROPOSED SPOT GRADE – GROUND |
| 25.60ME | PROPOSED SPOT GRADE – MATCH EXISTING |
| | APPROXIMATE DIRECTION OF OVERLAND FLOW |
| 24" RCP 57 | EXISTING STORM DRAIN WITH PIPE SIZE & TYPE NOTED |
| | EXISTING STORM INLET |
| | EXISTING STORM MANHOLE |
| ELEC | PROPOSED ELECTRICAL LINE |
| | PROPOSED STORM DRAIN |
| SAN | PROPOSED SANITARY SEWER |
| WAT | WATER LINE |
| | EXISTING INTERM CONTOUR |
| | EXISTING INDEX CONTOUR |
| 45 | PROPOSED INDEX CONTOUR |
| | PROPOSED INTERM CONTOUR |
| | PROPOSED SILT FENCE |
| | PROPERTY LINE |
| | 100-YEAR FLOOD BOUNDARY |
| FL | FLOW LINE |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| ME | MATCH EXISTING |
| P | PAVEMENT |
| TC | TOP OF CURB |
| W | SIDEWALK |

| | | | |
|---|---|---|---|
| SCL | SEDIMENT CONTROL LOG | SF | SILT FENCE |
| RS | ROCK SOCK | VTC | VEHICLE TRACKING PAD |
| IP | INLET PROTECTION | CWA | CONCRETE WASHOUT |
| VFA | VEHICLE FUELING AREA | | |
| SSA | STABALIZED STAGING AREA | | |

Know what's **below.** **Call** before you dig.

20 0 10 20
PLAN SCALE: 1" = 20'

## GENERAL NOTES:

1. HEAVY DUTY ASPHALT WITHIN THE FIRE LANES & CROSS EASEMENT LANES ARE REQUIRED TO BE RATED AND OR CARRY 75,000 LBS. SINGLE AXLES NEEDS TO BE AT MINIMUM 27,000 LBS.
2. ALL PAVED AREAS ARE TO BE PER ASPHALT SECTION UNLESS NOTED AS CONCRETE OR HAVEY DUTY ASPHALT.
3. ALL SIDEWALKS TO BE CONSTRUCTED WITH A FIBER MESH AT 4" THICK RATED 4,000 PSI. SIDEWALKS ACROSS A DRIVEWAY ENTRANCE SHALL BE 8" THICH.
4. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
5. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
6. ADA TRUNCATED DOMES TO BE INSTALLED ON ALL HANDICAP RAMPS PER CITY DETAILS. CURRENTLY THERE ARE NO PUBLIC RAMPS PLANNED WITH THIS PROJECT.
7. HANDICAP SIGNS TO BE MOUNTED ON BUILDING AT A HEIGHT OF 5' TO THE BOTTOM OF THE SIGN.
8. THE BUILDING ADDRESS WILL BE CLEARLY LOCATED ON THE NORTH AND SOUTH SIDE OF THE BUILDING FOR EMERGENCE RESPONSE ISSUES


CLIENT
MCG
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russel - 303-815-7841
Josh@mcgdenver.com

CIVIL ENGINEER
Strategic Land Solutions, Inc.
Civil Engineering Land Planning Surveying
2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|


CONFIDENTIALITY STATEMENT
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain proprietary and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

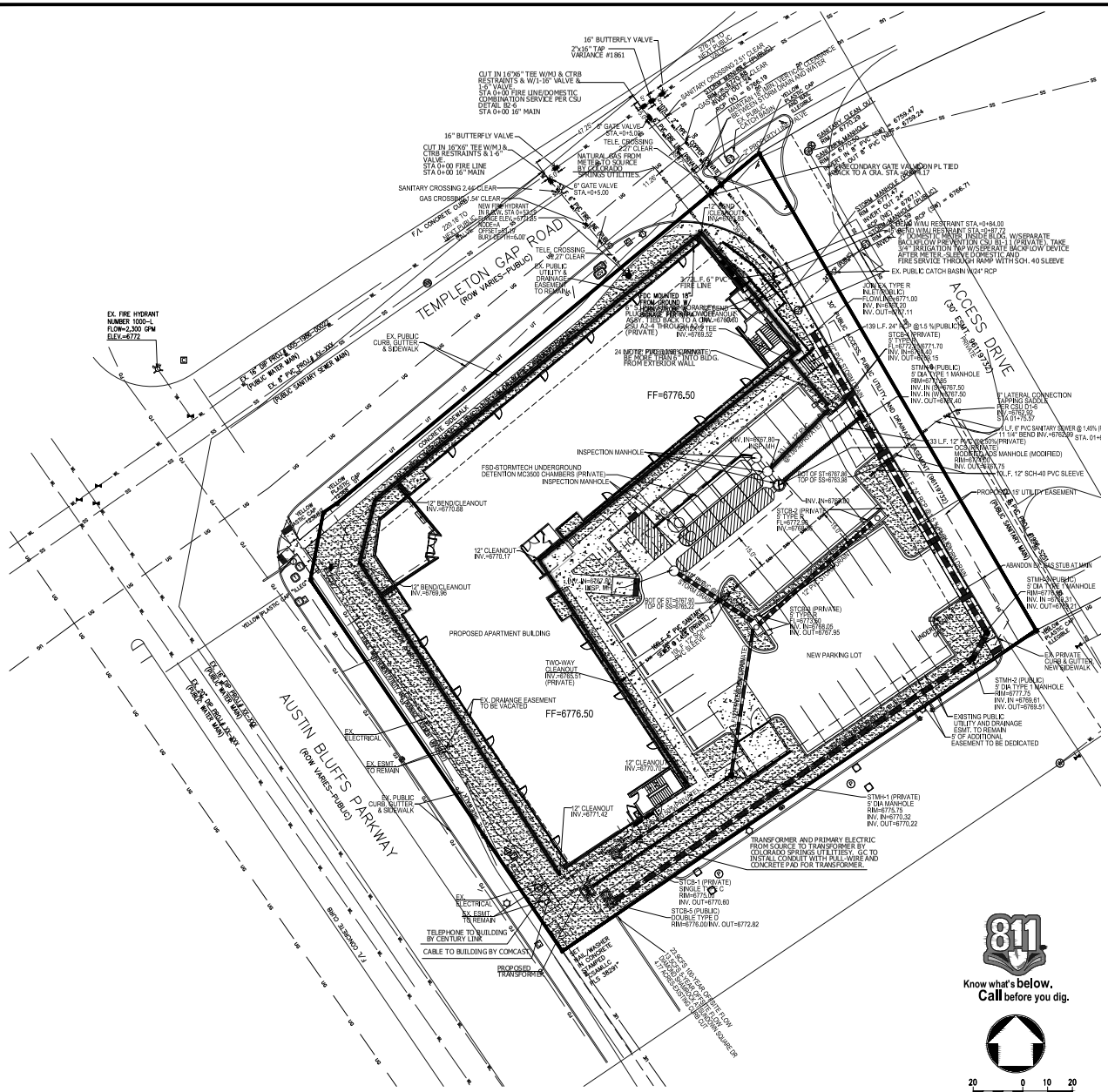

SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO
LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | | |
|---|---|---|
| SCALE: | AS NOTED | . |
| DATE: | 04/02/2020 | . |
| DESIGNED BY: | RJP | . |
| DRAWN BY: | SEL | FILE NAME: |
| CHECKED BY: | FPP | CURRENTCIVIL.DWG |
| | | SLS JN: 19-004-09 |

DRAWING TITLE
PRELIMINARY GRADING PLAN

SHEET NO
4 OF 17

FIGURE 1




## PRELIMINARY UTILITY PLAN NOTES:

**Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:**

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ('Owner') acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ('Property') shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ('Standards'), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
4. Springs Utilities utility services are available on a 'first-come, first-served' basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system Pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth within Any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

## UTILITY NOTES:

1. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK. PROTECT UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. OWNER WILL OBTAIN ALL PERMITS FOR UTILITY HOOKUPS. CONTRACTOR WILL COORDINATE ACTUAL HOOKUPS WITH UTILITY COMPANIES IMPACTED.
3. REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
4. EXISTING UTILITY INFORMATION TAKEN FROM THE SURVEY PREPARED BY ENGINEERING SERVICE COMPANY.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
7. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF CITY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEM(S) IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
9. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS. PIPE ZONE (BEDDING) COMPACTION SHALL BE 97% STANDARD PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY. TRENCH ZONE COMPACTION SHALL BE 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITE INSIDE STREET RIGHTS-OF-WAY, AND 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY OUTSIDE STREET RIGHTS-OF-WAY UNLESS SPECIFIED OTHERWISE.
10. PRIVATE STORM SEWERS WILL BE SDR-35 PVC, OR OTHER MATERIAL APPROVED BY THE CITY OF COLORADO SPRINGS ENGINEERING DEPARTMENT.
11. ALL PIPE SHALL BE INSTALLED WITH CLASS B BEDDING.
12. POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D-3034 TYPE PSM WITH A MINIMUM SDR OF 35. JOINTS SHALL BE ELASTOMERIC GASKET TYPE MEETING THE REQUIREMENTS OF ASTM D-3212.
13. WATER SERVICE LINES SHALL BE TYPE "K" COPPER.
14. COORDINATE LOCATION OF ELECTRIC METER AND TRANSFORMER, AND GAS METER WITH MECHANICAL DRAWINGS. CONTRACTOR TO COORDINATE SERVICE CONNECTIONS WITH UTILITY COMPANY.
15. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS STANDARD CONSTRUCTION SPECIFICATIONS.

## UTILITY PLAN LEGEND

- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
- ADJACENT PARCEL PROPERTY LINE
- SAN — EXISTING SANITARY SEWER W/SIZE & TYPE NOTED
- WAT — EXISTING WATER MAIN W/SIZE & TYPE NOTED
- SAN — PROPOSED SEWER SERVICE W/SIZE, TYPE & SLOPE NOTED
- WAT — PROPOSED WATER SERVICE W/SIZE & TYPE NOTED
- ELEC — PROPOSED ELECTRIC SERVICE
- GAS — PROPOSED GAS SERVICE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE TRAP
- CO — PROPOSED SANITARY SERVICE CLEANOUT
- PROPOSED OVERHEAD ROOF/CANOPY LINE
- PROPOSED BUILDING LINE


CLIENT
MCG
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell • 303-815-7841
Josh@mcgdenver.com

CIVIL ENGINEER
Strategic Land Solutions, Inc.
2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7061 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|


CONFIDENTIALITY STATEMENT
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

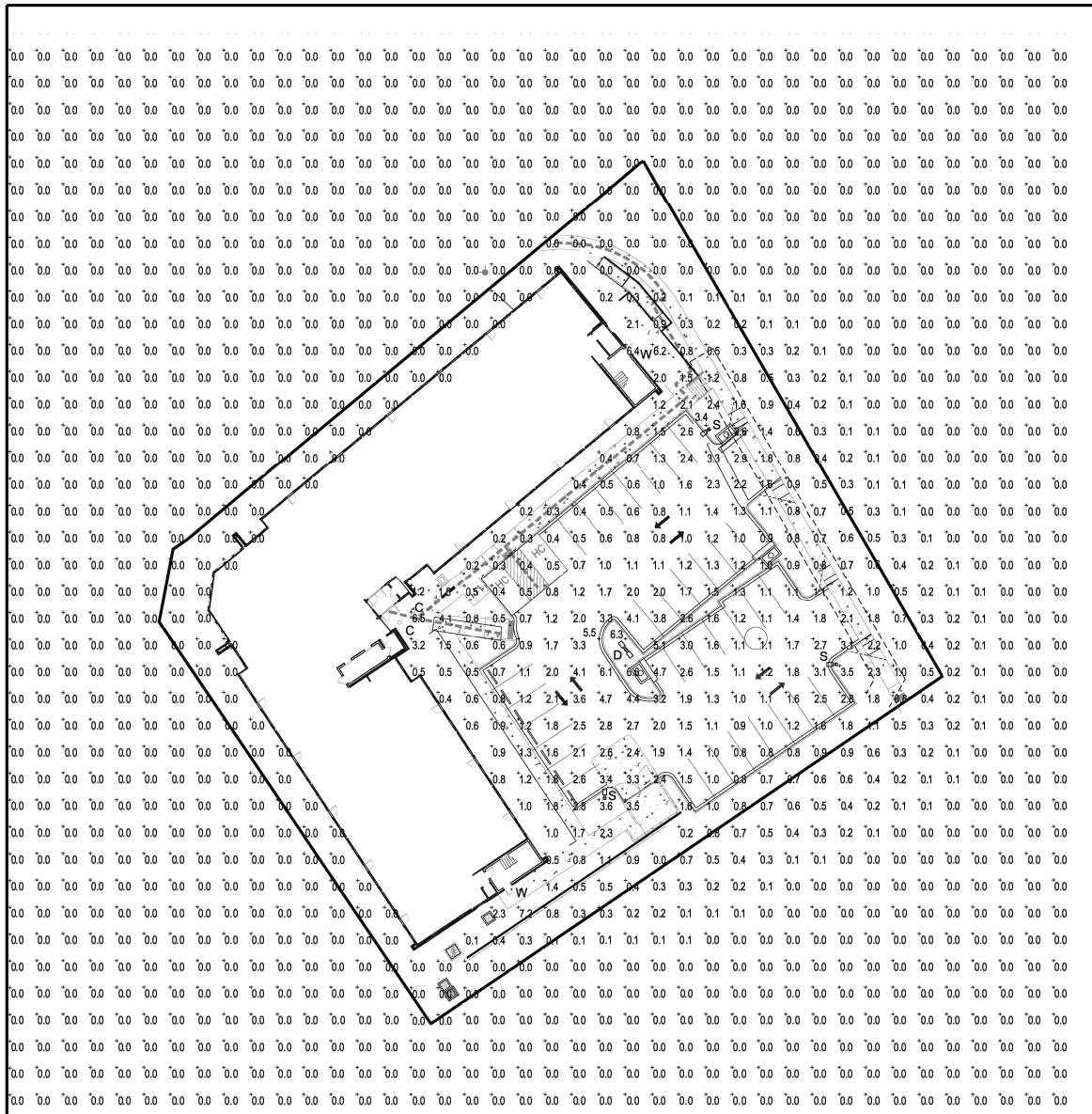
LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 04/02/2020 |
| DESIGNED BY: | RJP |
| DRAWN BY: | SEL |
| CHECKED BY: | FPP |
| FILE NAME: | CURRENTCIVIL.DWG SLS JN 19-004-09 |

DRAWING TITLE:
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

SHEET NO:
5 OF 17

FIGURE 1



1 LIGHTING PLAN
SCALE: 1"=20'-0"

## LUMINAIRE SCHEDULE

| SYMBOL | QTY | LABEL | ARRANGE | MOUNTING | HEIGHT | LLF | SOURCE | MODEL NUMBER | DESCRIPTION | LUMENS | WATTS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SLD | 3 | S | SINGLE | POLE | 22'-6" | 1.0 | LED | AR13-4BN-MV-NW-4-DB | LEOTEK LIGHTING, LED AREA LUMINAIRE, TYPE 4 DISTRIBUTION, 4000K CCT, DARK BRONZE COLOR, SINGLE HEAD | 8,059 | 53 |
| SLD | 1 | D | 180° | POLE | 22'-6" | 1.0 | LED | (2) AR13-4BN-MV-NW-4-DB | LEOTEK LIGHTING, LED AREA LUMINAIRE, TYPE 4 DISTRIBUTION, 4000K CCT, DARK BRONZE COLOR, DOUBLE HEAD | 16,118 | 106 |
| | 2 | W | SINGLE | WALL | 8'-0" | 1.0 | LED | WST LED P1 40K VW MVOLT DB | LITHONIA LIGHTING, WST LED ARCHITECTURAL WALL SCONCE, 1500 LUMENS, 4000K CCT, DARK BRONZE | 1,659 | 12 |
| O | 2 | C | SINGLE | RECESSED | 10'-0" | 1.0 | LED | LD6B10D010 EU6B10208030 6LBWILI | PORTFOLIO LIGHTING, 6" RECESSED CAN LIGHT, 1000 LUMENS, 4000K CCT | 1,210 | 11 |

NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
2. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINARE CUT SHEET.
3. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE AND FUNCTIONING SYSTEM.
4. ALL SITE/AREA LIGHTS ARE MOUNTED ON 20'-0" (VALMONT DSS30-4-11-20-D1 (S) or D2 (D)-FP-DB-FBC-AB POLES WITH 2'-6" CONCRETE BASES. TOTAL MOUNTING HEIGHT = 22'-6".

## NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINARE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITES HAVING JURISDICTION.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN SAFETY STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

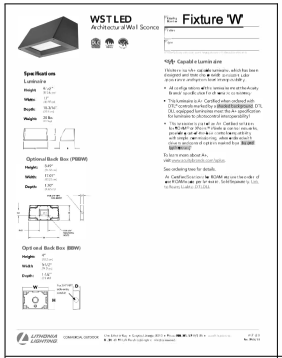
THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

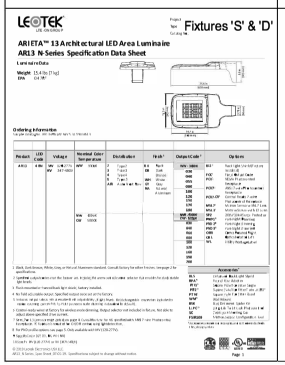
ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

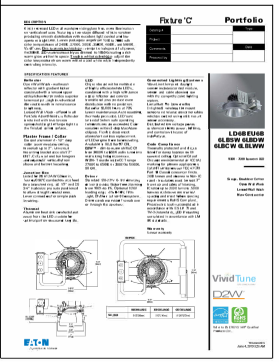
THE 23'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

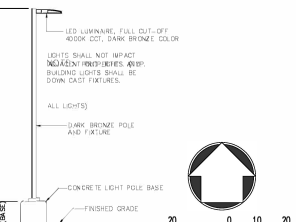
THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

SITE LIGHTING DESIGN USES FIXTURES THAT MAY APPEAR VISUALLY IDENTICAL BUT EMPLOY DIFFERENT OPTICS THAT DISTRIBUTE THE LIGHT IN DIFFERENT MANNERS OR DIFFER IN LIGHTING INTENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE DIFFERENT DISTRIBUTION PATTERNS AND LUMEN PACKAGES AND MATCHING THE LOCATIONS OF THESE AS SHOWN IN PLANS. DEVIATION FROM PLANS WILL RESULT IN FAILURE TO MEET LOCAL LIGHTING ORDINANCES AND DESIGN INTENT AND WILL NEED TO BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER OR LIGHTING DESIGNER.




2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE




PLAN SCALE: 1" = 20'

FIGURE 1


CLIENT:
MCG
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russel - 303-91 5-7841
Josh@mcgdenver.com

ELECTRICAL ENGINEER:
Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| 1 | 07/26/19 | SCHEMATIC DESIGN |

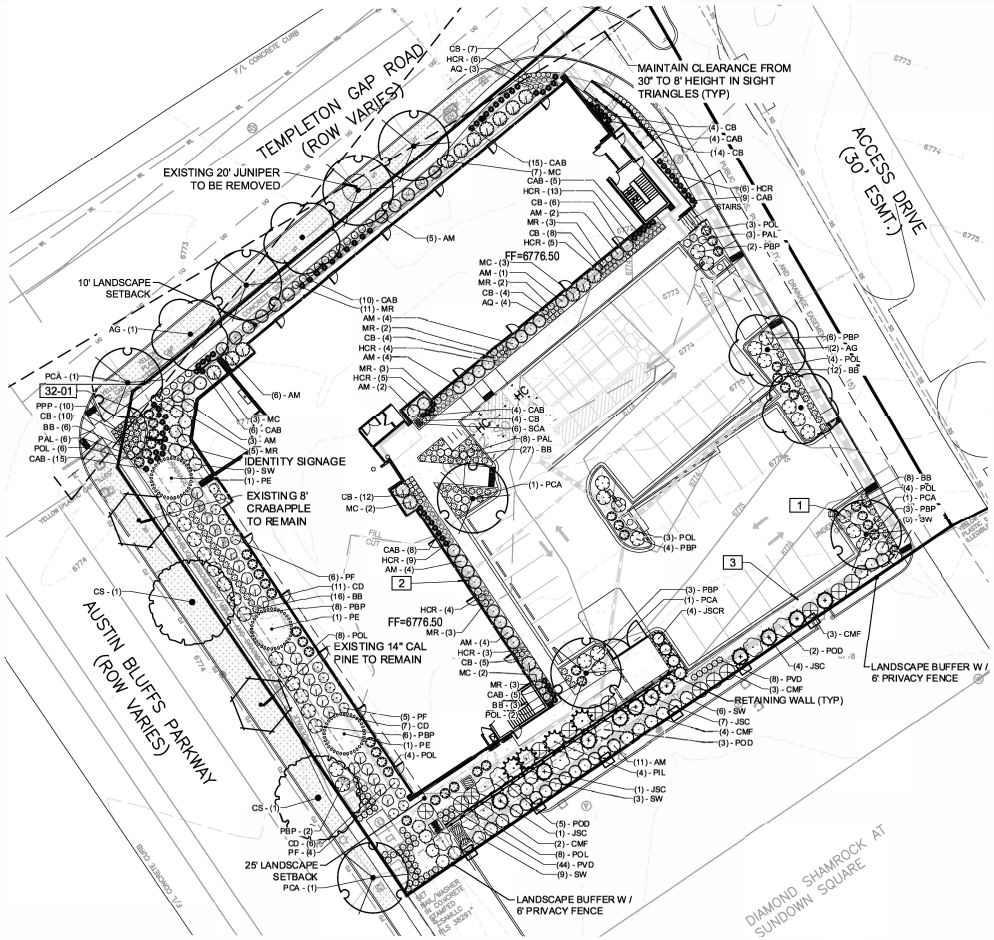

CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 11/5/2019 |
| DESIGNED BY: | JMG |
| DRAWN BY: | JMG |
| CHECKED BY: | JTH |
| FILE NAME: | KEP01-11-Lite.dwg |

DRAWING TITLE:
LIGHTING PLAN

SHEET NO.
6 OF 17




# FINAL LANDSCAPE PLAN

SCALE: 1" = 20'

## SITE CATEGORY REQUIREMENTS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes) | OVERALL LANDSCAPE PROVIDED = 11,540 SF = 23.00%

| Street Name or Zone Boundary (dev.) | Street Classification | Setback Width Req. / Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req. / Prov. |
|---|---|---|---|---|---|
| Austin Bluffs | Major Arterial | 25 / 23* | 203 | 1 / 20 | 11 / 9 (2 Existing) |
| Templeton Gap | Non Arterial | 10 / 10 | 237 | 1 / 30 | 8 / 6 |

| Shrub Substitutes | Ornamental Grass Substitutes | Setback Plant Abbrev. Denoted on Plan | Percent Ground Plane Veg. Req. / Provided |
|---|---|---|---|
| 20 / 20 | 0 / 0 | LS - AB | 75 / 82 |
| 20 / 20 | 0 / 0 | LS - TG | 75 / 80 |

*Alternative compliance requested

MOTOR VEHICLE LOTS – MV

| No. of Vehicle Spaces Provided | Shade Trees (1/10) Required / Provided | Vehicle Lot Frontage (s) | Length of Frontage (ft.) (excluding driveways) | 2/3 Length of Frontage (ft.) |
|---|---|---|---|---|
| 35 | 3 / 3 | Southern P.L. | 74 | 50 |

| Frontage Screening Provided (LF) | Evergreen LF Req.(80%) / Prov. | Length of Screening Wall or Berm Provided | Vehicle Lot Plant Abbr. on Plan | Percent Ground Plane Veg. Req. / Provided |
|---|---|---|---|---|
| 48 | 22 / 22 | - | - | 75 / 80 |
| 55 | 25 / 25 | - | - | 75 / 83 |

INTERNAL LANDSCAPING

| Net Site Area (SF) (less public R.O.W.) | Percent Min. Internal Area (%) | Internal Area (SF) Required / Provided | Internal Trees (1/500 SF) Required / Provided | Internal Trees (1/500 SF) Shrub Sub Req./Prov |
|---|---|---|---|---|
| 49,832 | 15% | 7,475 / 12,725 | 15 / 7 | 80 / 80 |

| Internal Plant Abbr. Denoted on Plan | Percent Ground Plane Veg. Req. / Provided |
|---|---|
| IN | 75% / 82% |

LANDSCAPE BUFFERS & SCREENS

| Street Name or Zone Boundary (dev.) | Width (ft.) Req. / Prov. | Linear Footage | Buffer Trees (1/8 O) Required / Provided | Evergreen Trees Req.(80%) / Provided | Length of S.S. Opaque Structure Req. / Prov. |
|---|---|---|---|---|---|
| SE Property Line | 15 / 15 | 210 | 15 / 8* | 5 / 8* | 210 / 8' Fence |

* Moonglow juniper shrubs provided as trees due to utility constraints. Alternative compliance requested

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL. | |
| 2 | MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP. | |
| 3 | PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD. | |

32 LANDSCAPE IMPROVEMENTS

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 32-01 | 14 G ROLL TOP STEEL EDGING, STAKED 30" O.C MAX. | 31 LF |

**MAINTENANCE NOTES:**

SENIOR APARTMENT OWNER SHALL BE RESPONSIBLE FOR ALL SITE LANDSCAPING.

## PLANT SCHEDULE

QTY FOR REFERENCE ONLY

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL |
|---|---|---|---|---|---|
| | AG | 4 | ACER GRANDIDENTATUM / BIGTOOTH MAPLE | B & B | 1.5"CAL |
| | CS | 2 | CATALPA SPECIOSA / NORTHERN CATALPA | B & B | 1.5"CAL |
| | JSCR | 4 | JUNIPERUS SCOPULORUM 'MEDORA' / UPRIGHT JUNIPER 125978D | 6' HT | |
| | JSC | 11 | JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER STAKE FOR FIRST GROWING SEASON Alternative compliance requested | 6' B&B | |
| | PE | 3 | PINUS EDULIS / PINON PINE | 6' B&B | |
| | PIL | 4 | PINUS LEUCODERMIS 'COMPACT GEM' / COMPACT GEM BOSNIAN PINE | 6' B&B | |
| | PCA | 8 | PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR | B & B | 1.5"CAL |
| | EX-REM | 1 | REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED RECOMMENDATION | EX | |
| | EX-RET | 2 | TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN | EX | |

| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|---|---|
| | AM | 46 | ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / IROQUOIS BEAUTY CHOKEBERRY | 5 GAL |
| | CD | 24 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB | 5 GAL |
| | CMF | 13 | CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH | 5 GAL |
| | MC | 17 | MAHONIA AQUIFOLIUM / OREGON GRAPE | 5 GAL |
| | MR | 32 | MAHONIA REPENS / CREEPING MAHONIA | 1 GAL |
| | PAL | 17 | PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE | 5 GAL |
| | POD | 11 | PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK | 5 GAL |
| | PDL | 41 | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK | 5 GAL |
| | PF | 15 | POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER POTENTILLA | 5 GAL |
| | PBP | 34 | PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY | 5 GAL |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|---|---|
| | BB | 72 | BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA | 1 GAL |
| | CAB | 81 | CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA / KOREAN FEATHER REED GRASS | 1 GAL |
| | PVD | 50 | PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS | 1 GAL |
| | SW | 32 | SPOROBOLUS WRIGHTII / BIG SACATON | 1 GAL |

| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|---|---|
| | AQ | 7 | AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE | 1 GAL |
| | CB | 72 | CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO | 1 GAL |
| | HCR | 55 | HEUCHERA X 'CHOCOLATE RUFFLES' TM / HYBRID CORAL BELLS | 1 GAL |
| | PPP | 10 | PENSTEMON PINIFOLIUS / THREADLEAF BEARD TONGUE | 4"POT |
| | SCA | 6 | SCABIOSA COLUMBARIA 'BUTTERFLY BLUE' TM / BUTTERFLY BLUE SCABIOSA | 1 GAL |

| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | EX-RE | 3,729 SF | EX TURF TO REMAIN / OFF-SITE, EXISTING TURF PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT. | EX |

| MULCHES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | RM | 9,714 SF | ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC. | MULCH |
| | WM | 1,268 SF | SHREDDED CEDAR MULCH / WOOD MULCH GORRILA HAIR OR SHREDDED REDWOOD MULCH. NO WEED BARRIER UNDER WOOD MULCH AREAS | MULCH |

## PLAN NOTES:

1. **NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.**
2. **CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
3. **NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.**
4. **DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.**
5. **WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0**
6. **ALL EMITTERS PER IRRIGATION PLAN.**
7. **ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
8. **SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.'**
9. **RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

IRRIGATION NOTE:

AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW **WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT.** THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

IRRIGATION: (PROPOSED TO BE A POTABLE SYSTEM)
1. AN IRRIGATION SYSTEM PLAN WILL BE PROVIDED.
2. SOD AND SEED SHALL BE IRRIGATED WITH POP-UP AND ROTOR SPRAY HEADS.
3. TREES, SHRUBS & PERENNIALS IN PLANTING BEDS SHALL BE IRRIGATED WITH A POINT-SOURCE DRIP SYSTEM.
4. RAIN SENSOR SHALL BE INSTALLED.


NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0358 · neil@ndscolorado.com


**CPC CU 19-00148**


CIVIL:
MCG
MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-915-7841
Josh@mcgdenver.com

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
Civil Engineering · Land Planning · Entitlements

CIVIL ENGINEER:


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| 5 | 03/02/20 | DP Comments #3 |
| 4 | 01/20/20 | 85% Construction Documents |
| 3 | 11/15/19 | 50% Construction Documents |
| 1 | 10/07/19 | Design Development |


CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


SITE ADDRESS:

ATRIUM SENIOR HOUSING

4921 TEMPLETON GAP ROAD

COLORADO SPRINGS CO

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 09/27/2019 |
| DESIGNED BY: | JRO |
| DRAWN BY: | JRO |
| CHECKED BY: | NAM |
| FILE NAME: | CURRENTCIVIL.DWG |
| | SLS JOB 19-004-09 |

DRAWING TITLE:

Final Landscape Plan

SHEET NO:

7 OF 17

FIGURE 1

# GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.

   LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
   A. 1" BELOW CURB FOR ALL SEEDED AREAS.
   B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
   C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
9. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3' DIAMETER OF WOOD MULCH, 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

   TREES IN COBBLE/ROCK MULCH TO RECEIVE 4' DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3' DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

   ALL PLANTING BEDS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH OF MULCH USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.
10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY "SOIL GUARD" BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

    ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

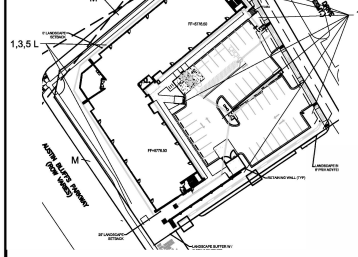
    **REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE**
20. **MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE.** MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR/LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

SCHEMATIC LANDSCAPE DIAGRAM OF PLANT COMMUNITIES AND HYDROZONES:

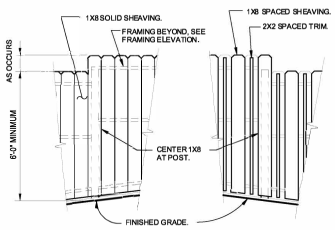
Percent Signature Trees: Signature Trees 20
Total No. of Trees: 23 = 87% Signature Trees
Percent Signature Shrubs: Signature Shrubs 282
Total No. of Shrubs: 282 = 100% Signature Shrubs

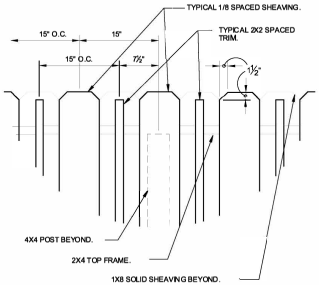
VL - VERY LOW (0-7 IN PER YEAR) - SEED/SHRUBS/GRASSES/PERENNIALS
L - LOW (7-15 IN PER YEAR) - SEEDS/HRUBS/GRASSES/PERENNIALS
M - MODERATE (15 TO 25 IN PER YEAR) - TX HYBRID KBG

FOOTHILLS | FOOTHILLS &PLAINS | PLAINS




L2.0 HYDROZONE MAP
NOT TO SCALE




L1.0 SHADOWBOX FENCE DETAIL
NOT TO SCALE — SECTION

N, P, K AMENDMENTS REDUCED BY 50% DUE TO LOW NUTRIENT NEEDS OF VERY XERIC PLANT MATERIAL.

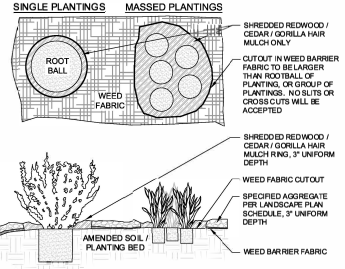
| SOIL AMENDMENTS: | | | Test No.: HHB ta PH = 7.9 | | SOIL TYPE = Sandy Loam Organic Matter = 2.1% | | |
|---|---|---|---|---|---|---|---|
| GROUND PLANE TREATMENT | CLASS I OM AMENDMENT OM | NITROGEN = 6.0 ppm | PHOSPHORUS = 8.5 ppm | POTASSIUM = 156.0 ppm | OTHER K, Zn, Fe, Mn, Bo or Cu | FERTILIZER | E.C., SALT OR PH TREATMENT | ROTOTILL DEPTH |
| SODDED TURFGRASS | 3 cu. yds./ 1000 sf | 1.5 lb. per 1000 sf | 1.5 lbs/ 1000 sf P2O5 | .5 lbs/ 1000 sf K2O | 2 oz Zn / 1000 SF 2 oz Fe / 1000 SF | Blend: 20 lbs per 1000 sq.ft. | n/a | 6" MIN |
| SEEDED AREAS–NATIVE | 2 cu. yds./ 1000 sf | N/A | none needed | none needed | none needed | Blend: 20 lbs. per 1000 sq.ft. | n/a | 6" MIN |
| TREES | 3 cu. yds./ 1000 sf | 1.5 lb. per 1000 sf | 1.5 lbs / 1000 sf P2O5 | .5 lbs/ 1000 sf K2O | 2 oz Zn / 1000 SF 2 oz Fe / 1000 SF | Blend: 8 oz. per sq.yd. | n/a | 6" MIN |
| SHRUBS | 3 cu. yds./ 1000 sf | 1.5 lb. per 1000 sf | 1.5 lbs / 1000 sf P2O5 | .5 lbs / 1000 sf K2O | 2 oz Zn / 1000 SF 2 oz Fe / 1000 SF | Blend: 8 oz. per sq.yd. | n/a | 8" MIN |

* USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW

ACCEPTABLE FERTILIZERS For each 0.1 lb of Nitrogen needed, apply about 1/4 lb urea, or 1/2 lb ammonium sulfate, or 3/4 lb blood meal, or 1 lb corn gluten meal, or 5 lb alfalfa meal pellets per 100 sq.ft.
For Phosphorus bone meal can be added at 3.5 lbs/100 sq.ft. or triple superphosphate can be added at 1 lb/100 sq/ft.
Potassium can be added as potassium chloride at 0.4 lb/100 sq.ft. as composted manure @ 0.1 - 0.3 cubic yards/100 sq.ft.

* USE CLASS I COMPOST
* APPLY ADDITIONAL FERTILIZER ONLY IF SALT LEVELS ARE LOW.
* USE SLOW RELEASE FERTILIZERS FOR SANDY SOILS.
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
**PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.**

SINGLE PLANTINGS — MASSED PLANTINGS




L2.0 FABRIC CUTOUT / WOOD MULCH RING DETAIL
NOT TO SCALE

# EXISTING TREE PROTECTION DIRECTIONS:

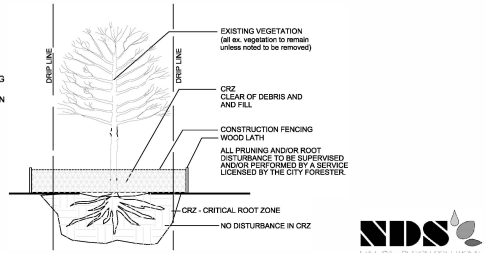
## PROTECTIVE FENCING:

FOUR FOOT HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12' AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

## WATERING, MULCHING, AND FERTILIZATION:

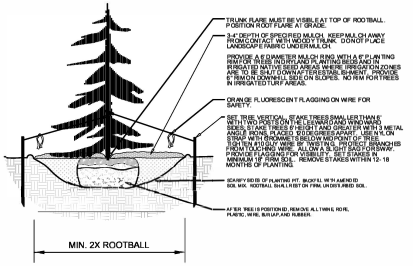
PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).




Use trees spade to relocate trees. Preserve the rootball and existing roots.
Deep water for three months, provide drip irrigation thereafter.

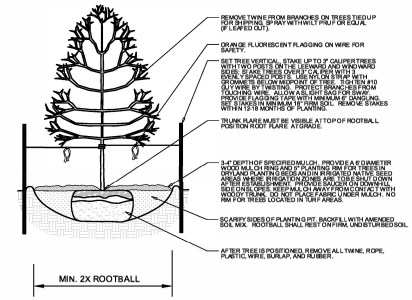
L2.0 TREE PROTECTION DETAIL
NOT TO SCALE

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
   FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.




L2.0 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE — SECTION

NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER
   BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.




L2.0 DECIDUOUS TREE PLANTING DETAIL
SECTION


CLIENT: MCG MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-915-7841
Josh@mcgdenver.com

CIVIL ENGINEER: Strategic Land Solutions, Inc. Civil Engineering | Land Planning | Architecture

LANDSCAPE ARCHITECT: NDS NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
8539 Galt Drive, Longmont, CO 80503
(303) 443-0358 - nds@ndsdesignsolutions.com


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| 5 | 03/02/20 | DP Comments #3 |
| 4 | 01/20/20 | 85% Construction Documents |
| 3 | 11/15/19 | 50% Construction Documents |
| 1 | 10/07/19 | Design Development |


CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever come first.


SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

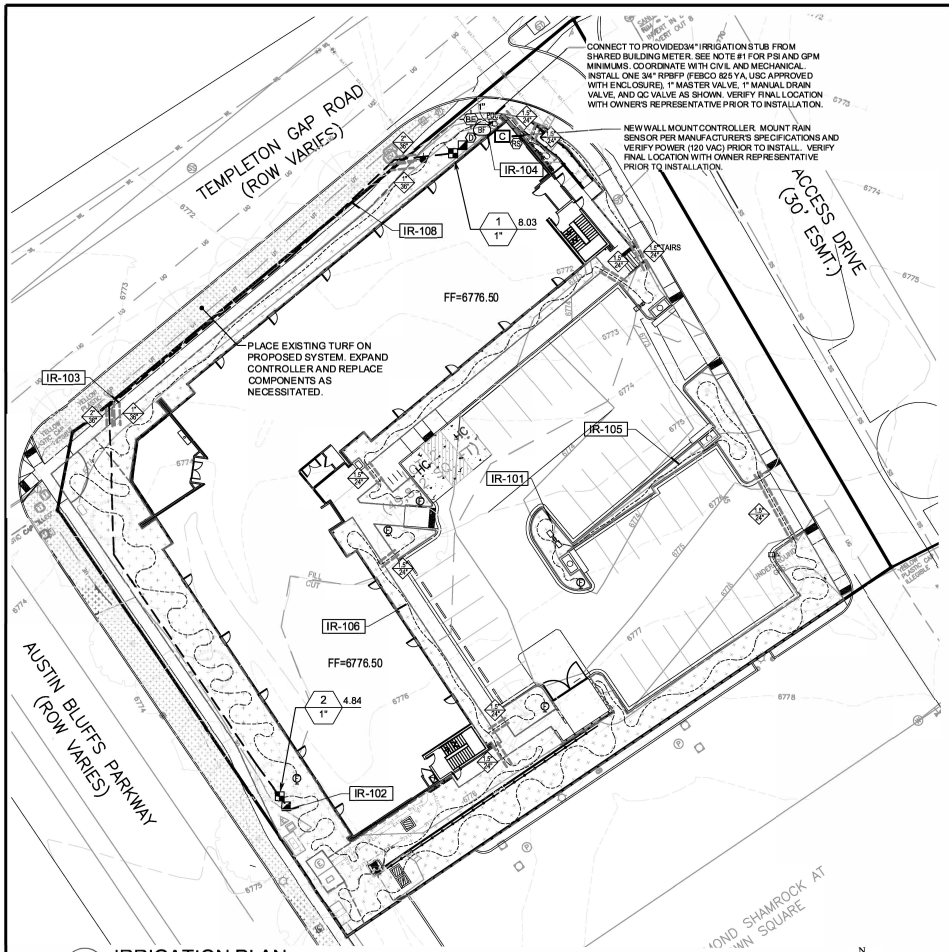
SCALE: AS NOTED
DATE: 09/27/2019
DESIGNED BY: JRO
DRAWN BY: JRO
CHECKED BY: NAM
FILE NAME: CURRENTCIVIL.DWG
SLS JOB: 19-004-09

DRAWING TITLE: Landscape Details & Notes

SHEET NO: 8 OF 17

CPC CU 19-00148

FIGURE 1




## IRRIGATION PLAN

SCALE: 1" = 20'

## IRRIGATION SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD XCZ-100-PRF<br>MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM. USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM | 2 |
| | FLUSH VALVE<br>3/4" PVC BALL VALVE IN 10" VALVE BOX. | 5 |
| | AREA TO RECEIVE DRIP EMITTERS<br>RAIN BIRD XB-PC<br>SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.<br>Emitter Notes:<br>Perennials to receive one of 0.5 GPH emitters<br>Grasses to receive one of 1.0 GPH emitters<br>Shrubs to receive two of 1.0 GPH emitters<br>Trees to receive to receive minimum four of 2.0 GPH emitters | 10,996 S.F. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD 5-LRC<br>1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY. | 2 |
| D | MANUAL DRAIN VALVE<br>PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MKF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND ALL NIPPLES | 1 |
| BF | FEBCO 825YA 3/4"<br>REDUCED PRESSURE BACKFLOW PREVENTER | 1 |
| C | RAIN BIRD ESP4-SMTE<br>4 STATION OUTDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. WALL MOUNT, TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL. | 1 |
| RS | RAIN BIRD WR2-RFS<br>WIRELESS RAIN/FREEZE SENSOR. | 1 |
| BE-1 | GUARDSHACK EC-2<br>GUARDSHACK ECONOCAGE, WITH EP-1 AND FG-1<br>INSTALL PER MANUFACTURER REQUIREMENTS AND VERIFY LOCKING HARDWARE PRIOR TO TURNOVER. | 1 |
| POC #1 | CONNECT TO 3/4" STUB OUT FROM SHARED BUILDING METER IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL | 1 |
| | IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 | 322.1 L.F. |
| | PIPE SLEEVE: PVC SCHEDULE 40<br>PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. | 112.8 L.F. |

Valve Callout: Valve Number, Valve Flow, Valve Size

SLEEVE SIZE, SLEEVE DEPTH

Provide seperate 1" wire sleeve along all all mainline crossings, of equal length to length of pipe sleeve

## CRITICAL ANALYSIS

CONFIRM MINIMUM PRESSURE OF 75 PSI PRIOR TO COMMENCING WORK.

Generated: 2020-01-07 14:47

P.O.C. NUMBER: 01
Water Source Information: CONNECT TO 3/4" STUB OUT IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL

| | |
|---|---|
| FLOW AVAILABLE | |
| Custom Max Flow: | 10.20 gpm |
| Flow Available: | 10.20 gpm |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 75.00 psi |
| Pressure Available: | 75.00 psi |
| DESIGN ANALYSIS | |
| Maximum Station Flow: | 8.03 gpm |
| Flow Available at POC: | 10.20 gpm |
| Residual Flow Available: | 2.17 gpm |
| Pressure Req. at Critical Station: | 26.90 psi |
| Loss for Fittings: | 0.00 psi |
| Loss for Main Line: | 0.15 psi |
| Loss for POC to Valve Elevation: | 0.00 psi |
| Loss for Backflow: | 11.22 psi |
| Critical Station Pressure at POC: | 40.27 psi |
| Pressure Available: | 75.00 psi |
| Residual Pressure Available: | 34.73 psi |

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

| Month | Seasonal Adjustment Factor |
|---|---|
| April | 60% |
| May | 75% |
| June | 90% |
| July | 100% |
| August | 90% |
| September | 60% |
| October | 50% |

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|---|---|
| IR-101 | DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN. |
| IR-102 | EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION. |
| IR-103 | PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS–ONE FOR PIPE AND ONE FOR WIRING. |
| IR-104 | ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES. |
| IR-105 | ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE). |
| IR-106 | PLACE ALL 3/4" DRIP TUBING MIN 5' AWAY FROM BUILDING WHEREVER POSSIBLE, TYP. |
| IR-108 | ROUTE MAINLINE TO PROVIDE MINIMUM 5' CLEARANCE FROM BUILDING FOUNDATION WHENEVER FEASIBLE |

## IRRIGATION NOTES

Note: QUANTITIES ARE LISTED FOR REFERENCE ONLY. CONTRACTOR TO USE GRAPHIC QUANTITIES TO DETERMINE TOTAL EQUIPMENT TYPES AND QUANTITIES. (SEE PLAN GRAPHIC AND EQUIPMENT SCHEDULE). PROVIDE ADDITIONAL IRRIGATION LABOR & COMPONENTS TO PROVIDE HEAD TO HEAD COVERAGE IN THE FIELD FOR ALL SODDED IRRIGATION ZONES AND (90%) OF HEAD TO HEAD COVERAGE FOR SEEDED TURFGRASS AND DRIP TO ALL PLANTINGS.

1. THE IRRIGATION SYSTEM P.O.C. TO BE LOCATED IN THE LANDSCAPE OFF OF THE EXISTING WATER SUPPLY OR IN SEPARATE METER PIT AS SHOWN PER PLAN. CONNECT TO **3/4" POINT OF CONNECTION** w/WATTS 223-HP PRV VALVE for Meter Pits Only) AND MININMUM STATIC WATER PRESSURE OF **75 PSI**. CONNECTION IS ASSUMED TO PROVIDE MINIMUM **10.2 GPM**. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO ESTABLISH WATER CONNECTION AT LOCATION SHOWN AND ALL SLEEVING INSTALLED. NOTIFY DESIGN OF ANY DEVIATIONS IN PRESSURE OR GPM. **FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR ASSUMING LIABILITY FOR ANY UNAUTHORIZED CHANGES MADE.**
2. THE SYSTEM CONTROLLER IS TO BE A WALL MOUNT IN GENERAL LOCATION SHOWN. COORDINATE LOCATION OF CONTROLLER AND WEATHER STATION/RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY (COORDINATE WITH OWNER), ZONE VALVE WIRES, RAIN SENSOR, AND GROUNDING. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LIGHTNING PROTECTION FOR ALL CONTROLLERS (TYPICAL).
3. COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES ARE TO BE IN COMPLIANCE WITH LOCAL CODES.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING REQUIRED TO PERFORM WORK AS SHOWN PER PLAN. SLEEVING FOR LATERAL LINES IS TO BE 24" UNDERGROUND. MAINLINE SLEEVING TO BE 36" UNDERGROUND. ALL SLEEVING IS TO EXTEND 18" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING ARE TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS ARE TO BE CLEARLY MARKED/STAMPED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVES, IF NECESSARY.
5. IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH IS TO BE 24". LATERAL LINE DEPTH IS TO BE 12". POLY DRIP LINE IS TO BE SECURED AT FINAL SOIL GRADE. POLY LINE SHALL BE COMPLETELY COVERED WITH MULCH WITH NO LINE EXPOSED. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. INSTALL MAINLINE AND LATERALS AS CLOSE TO CURBS AND SIDEWALKS AS POSSIBLE TO ALLOW FOR MORE PLANTING ROOM.
6. CONTRACTOR IS TO INSTALL #14 UF IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES.
7. INSTALL THREE EXTRA WIRES FROM THE CONTROLLER ALONG THE MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING AND FUTURE ADDITIONS. ADDITIONAL WIRES TO BE PLACED IN A 6" VALVE BOX FOR EASY FUTURE ACCESS.
8. NOTIFY LANDSCAPE ARCHTIECT OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND CONDITIONS IN THE FIELD PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.
10. CONTRACTOR TO KEEP ALL PRESSURIZED IRRIGATION SUPPLY PIPE, (INCLUDING MAIN LINE, LATERALS, AND DRIP SUPPLY TUBING) AS WELL AS POP-UP SPRAY OR GEAR DRIVE HEADS A MIN. OF 5' AWAY FROM THE BUILDING OR AS NOTED BY THE SOILS ENGINEERS REPORT. THE MOST STRINGENT REQUIREMENT SHALL PREVAIL. ENSURE THAT POSITIVE DRAINAGE IS PROVIDED AND THAT NO IRRIGATION COMPONENTS NEGATIVELY IMPACT HARD SURFACES AND/OR BUILDING FOUNDATIONS.CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL IRRIGATION PARTS AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS TO OWNER ALONG WITH QUICK-COUPLER KEYS WITHIN 30 DAY OF FINAL ACCEPTANCE FROM OWNER OR LANDSCAPE ARCHITECT.
11. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, IRRIGATION HEAD REPLACEMENT, RAIN SENSOR ADJUSTMENT, IRRIGATION CONTROLLER ADJUSTMENTS, DRIP IRRIGATION MAINTENANCE AND VERIFICATION THAT ALL LANDSCAPE AREAS ARE NOT OVERWATERED OR UNDER-WATERED. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION-1996. OWNER SHOULD CONTACT THE LANDSCAPE MAINTENANCE CONTRACTOR, LANDSCAPE CONSTRUCTION CONTRACTOR, OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.
12. SHOULD LOCAL UTILITIES, WATER OR SPECIAL DISTRICTS DESIGNATE SPECIFIC WATER CONTROLS, IRRIGATION SCHEDULES SHALL BE ADJUSTED PURSUANT TO JURISDICTION REQUIREMENTS.
13. ADJUST IRRIGATION ZONE RUN TIMES WITH SEASONAL CONDITIONS. REDUCE RUN TIMES ACCORDING TO SEASONAL ADJUSTMENT SCHEDULE AND BASED ON SMART CONTROLLER ADJUSTMENTS (EXCEPT FOR NEW INSTALLATIONS DURING THE FIRST GROWING SEASON).
14. DRIP ZONES REQUIRE PRESSURE REGULATORS AND FILTERS WITH A MIN. 150 MESH SCREEN OR APPROVED EQUAL.
15. PRESSURE COMPENSATING EMITTER OR APPROVED EQUAL MAY BE USED WITH MICRO-TUBING AND INSECT CAPS TO DIRECT WATER TO AREAS THAT REQUIRE SPOT IRRIGATION.
16. LINE FLUSHING VALVES ARE TO BE LOCATED AT THE END OF EACH DRIP ZONE. INSTALL IN A 6" VALVE BOX W/ FILTER FABRIC & 4" OF CLEAN GRAVE BELOW EACH VALVE.
17. US HARCO SCH 40 RATED FITTINGS FOR ALL SYSTEMS. USE EPOXY DUCTILE IRON FITTINGS AND ADJUSTABLE PIPE CLAMPS FOR SYSTEMS USING OVER 80 PSI AT POINT.

## VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM | PSI | PSI @ POC |
|---|---|---|---|---|---|---|
| 1 | RAIN BIRD XCZ-100-PRF | 1" | AREA FOR DRIP EMITTERS | 8.03 | 28.89 | 40.27 |
| 2 | RAIN BIRD XCZ-100-PRF | 1" | AREA FOR DRIP EMITTERS | 4.84 | 27.08 | 39.37 |

**CITY OF COLORADO SPRINGS WATERING RESTRICTIONS:**

- WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME).
- ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES.
- FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. SPRINKLERS CAN BE OPERATED AT ANY TIME OF DAY BEFORE MAY 1 AND AFTER OCTOBER 15
- ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES

FIGURE 1

CPC CU 19-00148


CLIENT:
MCG
MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80210
Attn: Mr. Josh Russell - 303-915-7841
Josh@mcglanvest.com

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

CIVIL ENGINEER:


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| 5 | 03/02/20 | DP Comments #3 |
| 4 | 01/20/20 | 85% Construction Documents |
| 3 | 11/15/19 | 50% Construction Documents |
| 1 | 10/07/19 | Design Development |

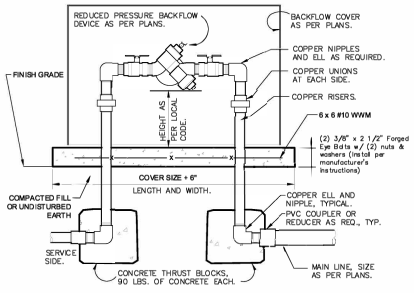

COPYRIGHT STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

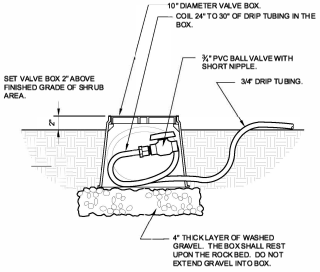
| | | |
|---|---|---|
| SCALE: | AS NOTED | - . |
| DATE: | 09/27/2019 | - . |
| DESIGNED BY: | JRO | - . |
| DRAWN BY: | JRO | FILE NAME: |
| CHECKED BY: | NAM | CURRENTCIVIL.DWG<br>SLS JOB 19-004-09 |

DRAWING TITLE:
Irrigation Plan

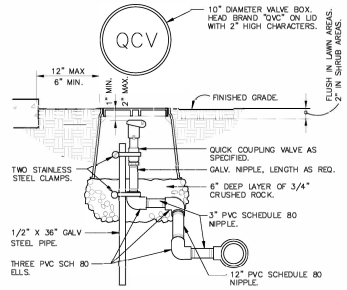
SHEET NO:
9 OF 17



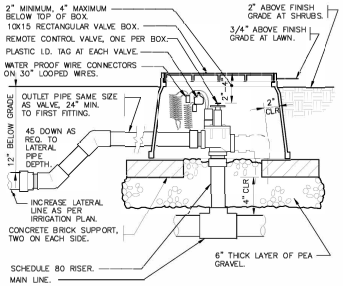

1 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0" 328409.46-03



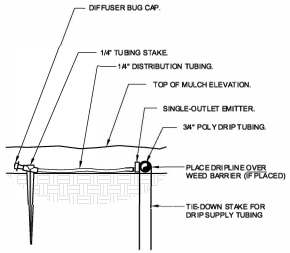

2 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-03



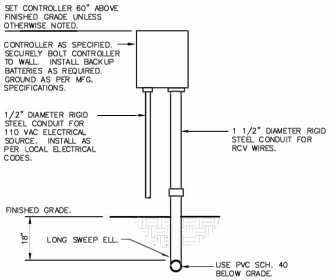

3 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" 32 8405.43-02



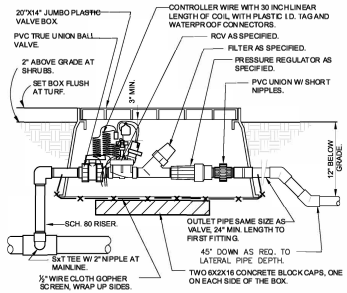

4 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" 32 8406.13-01




5 DRIP EMITTER DETAIL
3" = 1'-0" 32 8413.13-03




6 WALL MOUNT CONTROLLER
1" = 1'-0" 32 8409.13-01




7 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" 32 8413.76-23

CPC CU 19-00148

FIGURE 1


CLIENT
MCG
MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russel - 303-915-7841
Josh@mcgdenver.com

CIVIL ENGINEER
Strategic Land Solutions, Inc.
Civil Engineering / Land Planning / Entitlements


| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| 5 | 03/02/20 | DP Comments #3 |
| 4 | 01/20/20 | 85% Construction Documents |
| 3 | 11/15/19 | 50% Construction Documents |
| 1 | 10/07/19 | Design Development |

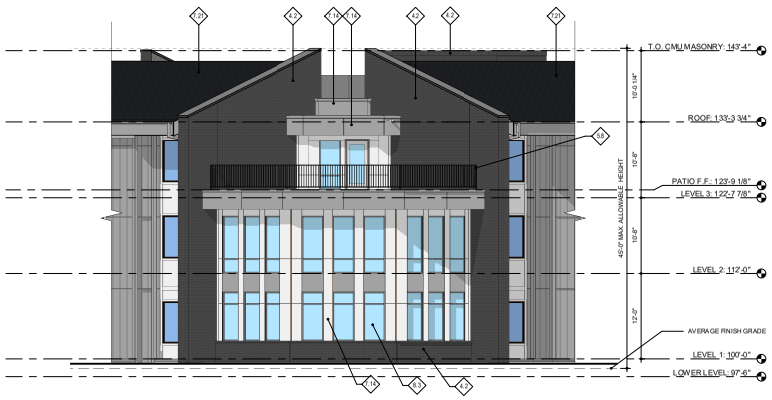

COPYRIGHT/LIT STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

SCALE: AS NOTED
DATE: 09/27/2019
DESIGNED BY: JRO
DRAWN BY: JRO
CHECKED BY: NAM
FILE NAME: CURRENTCIVIL.DWG
SLS JC 19-004-09

DRAWING TITLE:
Irrigation Details

SHEET NO:
10 OF 17




3 AMENITY ELEVATION
1/8" = 1'-0"

2 SOUTH WING ELEVATION 2
1/8" = 1'-0"

1 NORTH WING ELEVATION 1
1/8" = 1'-0"

| KEYNOTES | |
|---|---|
| NO. | NOTE |
| 4.2 | BRICK VENEER - MODULAR; IRONSPOT EBONY, SMOOTH |
| 5.8 | STEEL GUARDRAIL |
| 7.14 | ALLURA SMOOTH VERTICAL PANEL, STERLING GRAY |
| 7.16 | ALLURA TRADITIONAL 8" GROOVE VERTICAL PANEL, COOL CHARCOAL |
| 7.18 | 1" X 3/4" FIBER CEMENT REVERSIBLE TRIM, GRANITE GRAY |
| 7.21 | FIBER CEMENT FASCIA BOARD |
| 8.3 | ALUM FRAMED STOREFRONT |
| 8.4 | VINYL WINDOW W/ LOW E INSUL. GLAZING |
| 8.9 | VINYL DOOR W/ FULL LITE AND JULIETTE BALCONY |
| 22.9 | DOWNSPOUT |
| 22.10 | GUTTER |

| MATERIAL LEGEND | |
|---|---|
| | CEMENTITIOUS PANEL SIDING; PAINTED |
| | BOARD AND BATTEN SIDING; PAINTED |
| | BRICK VENEER |
| | THIN BRICK |


CLIENT:
MCG
MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn Mr. Josh Russel - 303-915-7841
Josh@mcgdenver.com


KEPHART
community ■ planning ■ architecture

CONFIDENTIALITY STATEMENT:


The recipient of these materials understands the copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


**ATRIUM AT AUSTIN BLUFFS**

**4921 TEMPLETON GAP RD.,**
**COLORADO SPRINGS, CO 80923**

| | |
|---|---|
| SCALE: | |
| DATE: | 02/28/20 |
| DESIGNED BY: | DB |
| DRAWN BY: | NY |
| CHECKED BY: | DB |

DRAWING TITLE:

**EXTERIOR ELEVATIONS**

SHEET NO:

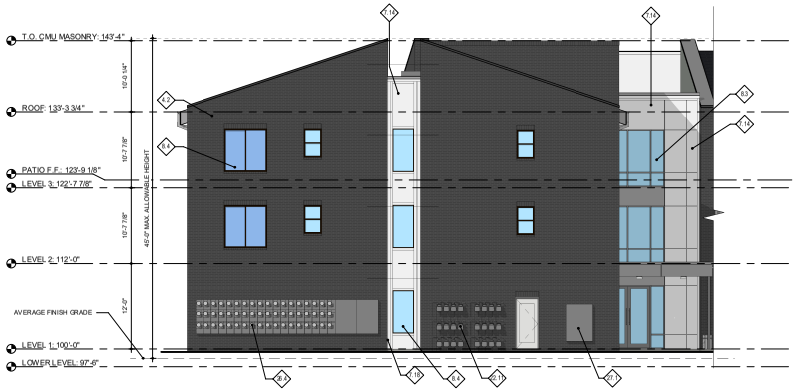
**11 OF 17**

FIGURE 1


C:\Revit Local Files\219030 - Austin Bluffs_nataly.rvt

4 SOUTH WING ELEVATION 1
1/8" = 1'-0"

3 NORTH WING ELEVATION 2
1/8" = 1'-0"




2 SOUTH WING ELEVATION 3
1/8" = 1'-0"

1 NORTH WING ELEVATION 3
1/8" = 1'-0"

| KEYNOTES | |
|---|---|
| NO. | NOTE |
| 4.2 | BRICK VENEER - MODULAR, IRONSPOT EBONY, SMOOTH |
| 7.14 | ALLURA SMOOTH VERTICAL PANEL, STERLING GRAY |
| 7.16 | ALLURA TRADITIONAL 8" GROOVE VERTICAL PANEL, COOL CHARCOAL |
| 7.18 | 5" X 5/4" FIBER CEMENT REVERSIBLE TRIM, GRANITE GRAY |
| 7.21 | FIBER CEMENT FASCIA BOARD |
| 8.3 | ALUM FRAMED STOREFRONT |
| 8.4 | VINYL WINDOW W/ LOW E INSUL. GLAZING |
| 8.9 | VINYL DOOR W/ FULL LITE AND JULIETTE BALCONY |
| 22.9 | DOWNSPOUT |
| 22.10 | GUTTER |
| 22.11 | GAS METER |
| 26.4 | ELECTRIC METER, RE: ELECTRICAL |
| 27.1 | TELEPHONE/CABLE EQUIPMENT, RE: LOW VOLTAGE |

MATERIAL LEGEND

| | |
|---|---|
| | CEMENTITIOUS PANEL SIDING; PAINTED |
| | BOARD AND BATTEN SIDING; PAINTED |
| | BRICK VENEER |
| | THIN BRICK |


CLIENT:
MCG
MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn Mr. Josh Russel - 303-915 7841
Josh@mcgdenver.com


KEPHART
community ■ planning ■ architecture

CONFIDENTIALITY STATEMENT:


The recipient of these materials understands the copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.


# ATRIUM AT AUSTIN BLUFFS

4921 TEMPLETON GAP RD.
COLORADO SPRINGS, CO 80923

| | |
|---|---|
| SCALE: | |
| DATE: | 09/30/19 |
| DESIGNED BY: | DB |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

DRAWING TITLE:

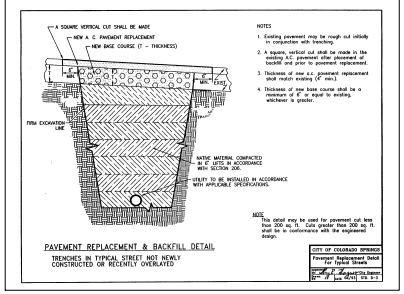
## EXTERIOR ELEVATIONS

SHEET NO:

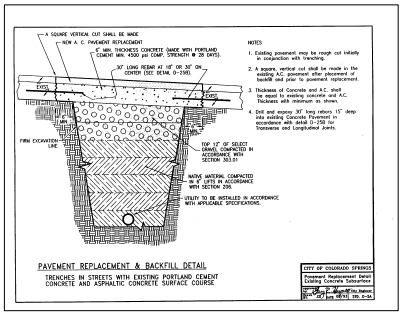
12 OF 17

FIGURE 1

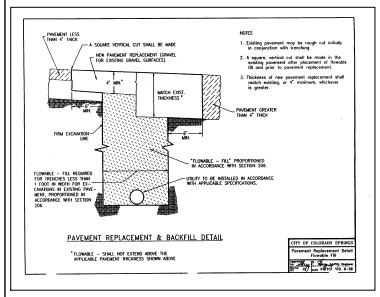

C:\Users\Local\Temp\21810 - Austin Bluffs_revision.rvt



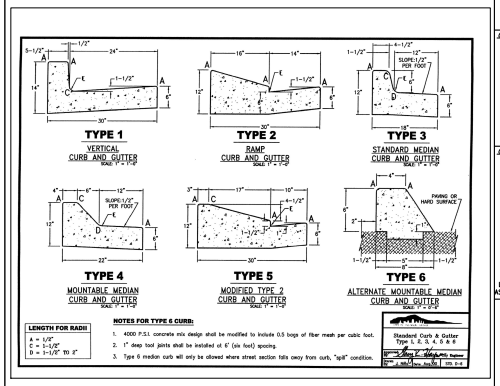

ASPHALT PATCH | 1



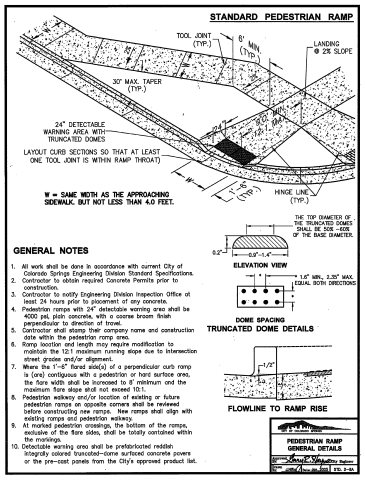

ASPHALT PATCH | 2



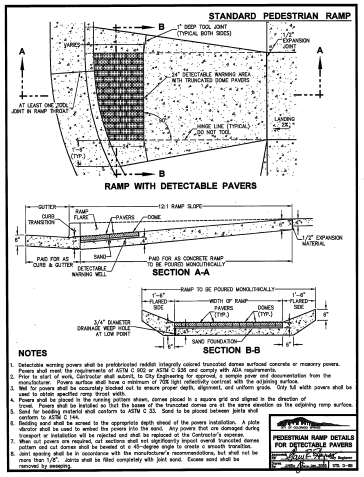

FLOW FILL | 3



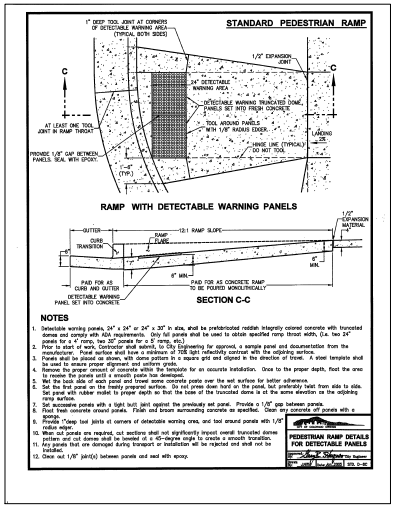

PUBLIC CURB AND GUTTER | 4



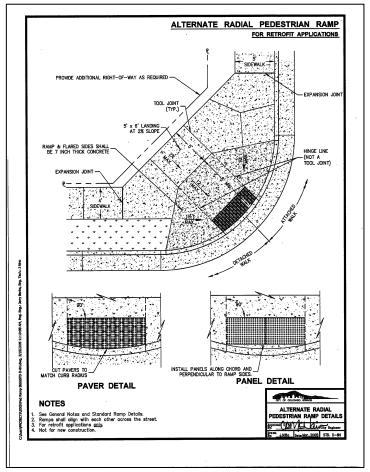

PUBLIC HANDICAP RAMP | 5




PUBLIC HANDICAP RAMP | 6




PUBLIC HANDICAP RAMP | 7




PUBLIC HANDICAP RAMP | 8

FIGURE 1

CLIENT
MCG
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russel • 303-815-7841
Josh@mcgdenver.com

CIVIL ENGINEER
Strategic Land Solutions, Inc.
2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7061 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

CONFIDENTIALITY STATEMENT
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain proprietary and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

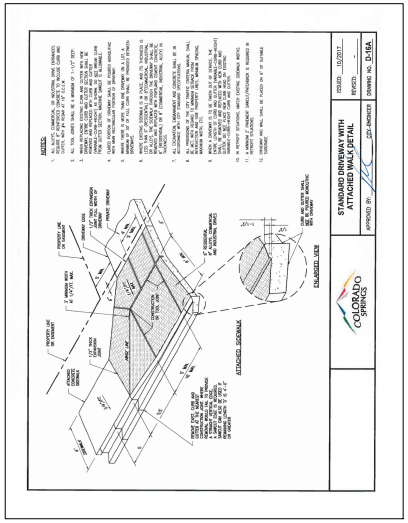
SITE ADDRESS:
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO
LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | | |
|---|---|---|
| SCALE: | AS NOTED | |
| DATE: | 02/28/2020 | |
| DESIGNED BY: | RJP | |
| DRAWN BY: | SEL | FILE NAME: |
| CHECKED BY: | FPP | CURRENTCIVIL.DWG |
| | | SLS JN 19-004-09 |

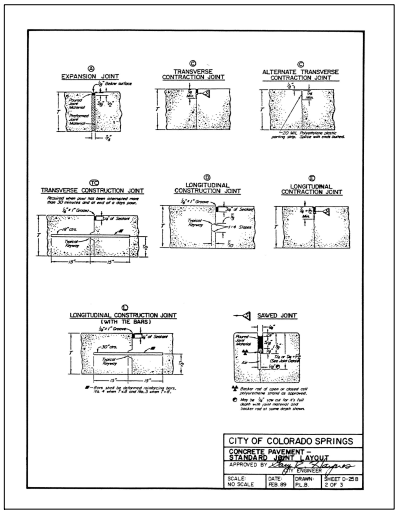
DRAWING TITLE:
PUBLIC IMPROVEMENT DETAILS

SHEET NO:
13 OF 17

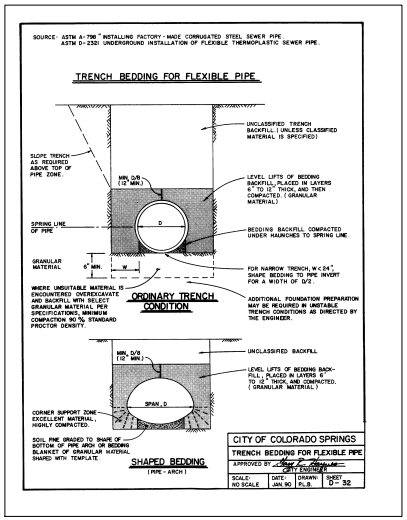
CITY OF COLORADO SPRINGS FILE NO. CPC CU 19-00148




DRIVEWAY | 9




SIDEWALK JOINTS | 10




PIPE BEDDING | 11

NOT USED | 12

NOT USED | 13

NOT USED | 14

NOT USED | 15

NOT USED | 16

FIGURE 1

CLIENT:

MCG
MEDICI CONSULTING GROUP

MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-815-7841
josh@mcgdenver.com

CIVIL ENGINEER:

Strategic Land Solutions, Inc.
Civil Engineering Land Planning Surveying
2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7061 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER:

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright is the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:

ATRIUM SENIOR HOUSING

4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 02/28/2020 |
| DESIGNED BY: | RJP |
| DRAWN BY: | SEL |
| CHECKED BY: | FPP |
| FILE NAME: | CURRENTCIVIL.DWG |
| | SLS JN 19-004-09 |

DRAWING TITLE:

PUBLIC IMPROVEMENT DETAILS

SHEET NO:

14 OF 17

CITY OF COLORADO SPRINGS FILE NO. CPC CU 19-00148

## 17 — THRUST BLOCK

THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi

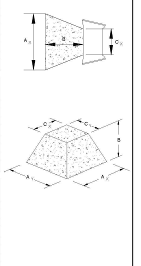
| MAIN SIZE (in.) | TYPE OF FITTING | MINIMUM BEARING SURFACE AREA (ft²) | MINIMUM $A_x$(ft) | MINIMUM $A_y$(ft) | MINIMUM $C_x$(ft) | MINIMUM $C_y$(ft) | MINIMUM B(ft) | APPROXIMATE VOLUME (yd³) |
|---|---|---|---|---|---|---|---|---|
| 4 | 11.25° BEND | 1.00 | 1.00 | 1.00 | 0.25 | 0.33 | 2.00 | 0.25 |
| 4 | 22.5° BEND | 2.00 | 1.41 | 1.41 | 0.21 | 0.33 | 2.00 | 0.25 |
| 4 | 45° BEND | 3.50 | 1.87 | 1.87 | 0.42 | 0.33 | 2.00 | 0.25 |
| 4 | TEE & DEAD END | 4.75 | 2.18 | 2.18 | 0.67 | 0.33 | 2.00 | 0.25 |
| 6 | 11.25° BEND | 2.00 | 1.41 | 1.41 | 0.25 | 0.50 | 2.00 | 0.25 |
| 6 | 22.5° BEND | 3.75 | 1.94 | 1.94 | 0.38 | 0.50 | 2.00 | 0.25 |
| 6 | 45° BEND | 7.25 | 2.69 | 2.69 | 0.58 | 0.50 | 2.00 | 0.25 |
| 6 | TEE & DEAD END | 9.50 | 3.08 | 3.08 | 0.83 | 0.50 | 2.00 | 0.50 |
| 8 | 11.25° BEND | 3.25 | 1.80 | 1.80 | 0.34 | 0.67 | 2.00 | 0.25 |
| 8 | 22.5° BEND | 6.50 | 2.55 | 2.55 | 0.48 | 0.67 | 2.00 | 0.25 |
| 8 | 45° BEND | 12.50 | 3.57 | 3.50 | 0.67 | 0.67 | 2.00 | 0.50 |
| 8 | TEE & DEAD END | 16.25 | 4.64 | 3.50 | 1.08 | 0.67 | 2.00 | 0.75 |

THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)

| MAIN SIZE (in.) | TYPE OF FITTING | MINIMUM BEARING SURFACE AREA (ft²) | MINIMUM $A_x$(ft) | MINIMUM $A_y$(ft) | MINIMUM $C_x$(ft) | MINIMUM $C_y$(ft) | MINIMUM B(ft) | APPROXIMATE VOLUME (yd³) |
|---|---|---|---|---|---|---|---|---|
| 12 | 11.25° BEND | 4.75 | 2.18 | 2.18 | 0.43 | 1.00 | 2.00 | 0.25 |
| 12 | 22.5° BEND | 9.25 | 3.04 | 3.04 | 0.64 | 1.00 | 2.00 | 0.50 |
| 12 | 45° BEND | 18.00 | 4.92 | 3.66 | 1.00 | 1.00 | 2.00 | 0.75 |
| 12 | TEE & DEAD END | 23.50 | 6.42 | 3.66 | 1.46 | 1.00 | 2.48 | 1.00 |
| 16 | 11.25° BEND | 8.00 | 2.83 | 2.83 | 0.44 | 1.33 | 2.00 | 0.50 |
| 16 | 22.5° BEND | 16.00 | 4.27 | 3.75 | 0.66 | 1.33 | 2.00 | 0.75 |
| 16 | 45° BEND | 31.00 | 8.27 | 3.75 | 1.00 | 1.33 | 3.64 | 1.75 |
| 16 | TEE & DEAD END | 40.50 | 10.80 | 3.75 | 1.92 | 1.33 | 4.44 | 3.00 |

THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)

| MAIN SIZE (in.) | TYPE OF FITTING | MINIMUM BEARING SURFACE AREA (ft²) | MINIMUM $A_x$(ft) | MINIMUM $A_y$(ft) | MINIMUM $C_x$(ft) | MINIMUM $C_y$(ft) | MINIMUM B(ft) | APPROXIMATE VOLUME (yd³) |
|---|---|---|---|---|---|---|---|---|
| 12 | 11.25° BEND | 6.75 | 2.60 | 2.60 | 0.43 | 1.00 | 2.00 | 0.50 |
| 12 | 22.5° BEND | 13.50 | 3.69 | 3.66 | 0.64 | 1.00 | 2.00 | 0.50 |
| 12 | 45° BEND | 26.25 | 7.17 | 3.66 | 1.00 | 1.00 | 3.09 | 1.50 |
| 12 | TEE & DEAD END | 34.25 | 9.36 | 3.66 | 1.46 | 1.00 | 3.95 | 2.25 |
| 16 | 11.25° BEND | 11.75 | 3.43 | 3.43 | 0.44 | 1.33 | 2.00 | 0.50 |
| 16 | 22.5° BEND | 23.25 | 6.20 | 3.75 | 0.66 | 1.33 | 2.77 | 1.00 |
| 16 | 45° BEND | 45.50 | 12.13 | 3.75 | 1.00 | 1.33 | 5.57 | 4.00 |
| 16 | TEE & DEAD END | 59.50 | 15.87 | 3.75 | 1.92 | 1.33 | 6.98 | 6.50 |

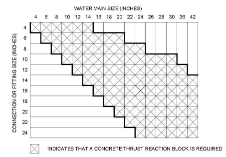


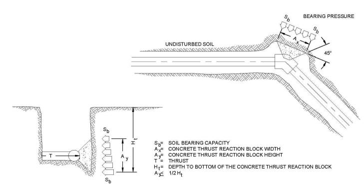

NOTES:
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (Ay) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (Ht) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.
6. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
7. ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

Colorado Springs Utilities | CONCRETE THRUST REACTION BLOCKS | A4-2 DATED 03/2014

## 18 — THRUST BLOCK

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS



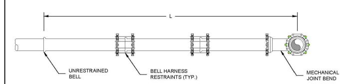

NOTES:
1. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.
2. THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.
3. THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN IN THE DRAWING ABOVE.
4. REFER TO DETAIL DRAWING A4-2 FOR STANDARD CONCRETE THRUST REACTION BLOCK DIMENSIONS AND VOLUMES.
5. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities | CONCRETE THRUST REACTION BLOCKS | A4-3 DATED 03/2014

## 19 — PIPE RESTRAINT

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)

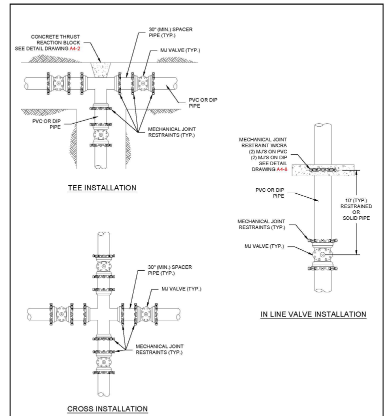
| PIPE DIAMETER | | 45° BEND | | | 22-1/2° BEND | | | 11-1/4° BEND | | | DEAD END VALVE OR PLUG, TO INCLUDE IN-LINE VALVES (SEE NOTE 9) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MAX. STATIC PRESSURE (PSI) | | <100 | 100-150 | 150-200 | <100 | 100-150 | 150-200 | <100 | 100-150 | 150-200 | <100 | 100-150 | 150-200 |
| 6 INCH | DUCTILE IRON AND PVC | 6 | 9 | 12 | 3 | 5 | 6 | 2 | 3 | 3 | 49 | 73 | 97 |
| 8 INCH | DUCTILE IRON AND PVC | 8 | 12 | 16 | 4 | 6 | 8 | 2 | 3 | 4 | 63 | 94 | 125 |
| 12 INCH | DUCTILE IRON AND PVC | 12 | 17 | 23 | 6 | 8 | 11 | 3 | 4 | 6 | 89 | 133 | 177 |
| 16 INCH | DUCTILE IRON AND PVC | 15 | 22 | 29 | 7 | 11 | 14 | 4 | 5 | 7 | USE CONCRETE REVERSE ANCHOR | USE CONCRETE REVERSE ANCHOR | USE CONCRETE REVERSE ANCHOR |
| 20 INCH | DUCTILE IRON AND PVC | 18 | 26 | 35 | 9 | 13 | 17 | 4 | 6 | 8 | | | |
| 24 INCH | DUCTILE IRON AND PVC | 20 | 30 | 40 | 10 | 15 | 20 | 5 | 7 | 10 | | | |
| 30 INCH | DUCTILE IRON AND PVC | 24 | 36 | 48 | 12 | 18 | 24 | 6 | 9 | 12 | | | |
| 36 INCH | DUCTILE IRON AND PVC | 28 | 42 | 56 | 14 | 20 | 27 | 7 | 10 | 14 | | | |




NOTES:
1. PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.
2. LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
3. APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH CHAPTER 4.
4. RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
5. CALCULATIONS ARE BASED ON A POORLY GRADED SANDS, GRAVEL AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES, TYPE 4 BEDDING CONDITIONS - "PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER (4" MIN.)" FACTOR OF SAFETY 2:1.
6. FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
7. MEASUREMENTS ARE IN FEET.
8. USE CRA FOR DOWN TURNING BENDS.
9. RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.

Colorado Springs Utilities | RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS | A4-4 DATED 03/2014

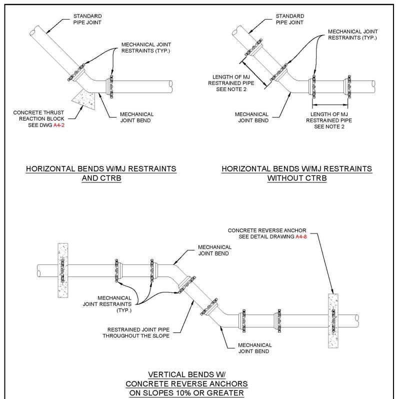
## 20 — PIPE RESTRAINT




NOTES:
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities | VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS | A4-5 DATED 06/2015

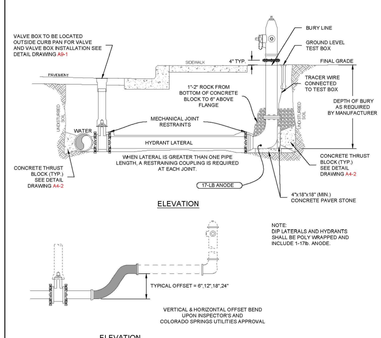
## 21 — PIPE RESTRAINT




NOTES:
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
3. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities | BEND CONFIGURATIONS AND RESTRAINTS | A4-6 DATED 06/2015

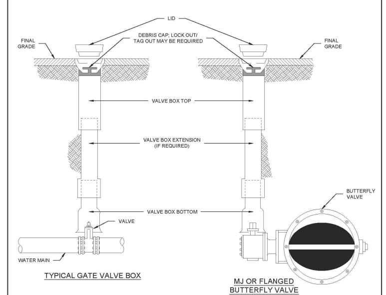
## 22 — FIRE HYDRANT




NOTES:
1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
8. FOR HDPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.

Colorado Springs Utilities | FIRE HYDRANT INSTALLATION | A5-3 DATED 03/2014

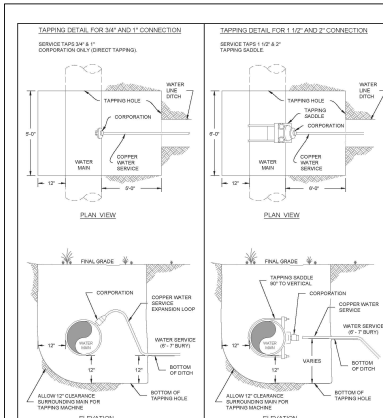
## 23 — VALVE BOX




NOTES:
1. MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK.
2. VALVE BOXES SHALL BE SLIP TYPE, PER CHAPTER 4.
3. DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS.
4. DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX.
5. FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX.

Colorado Springs Utilities | VALVE BOX INSTALLATION | A9-1 DATED 03/2014

## 24 — 2" WATER TAP




NOTES:
1. TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
2. FOR HDPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 6.7.B.
3. TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.21-E.
4. WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
5. SEE DETAIL DRAWING A8-10 FOR CATHODIC PROTECTION.

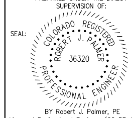
Colorado Springs Utilities | TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER | B1-1 DATED 03/2014

---

CLIENT:
MCG MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-915-7841
Josh@mcgdenver.com

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER:
PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL:




BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain priviledged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:
# ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO
LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

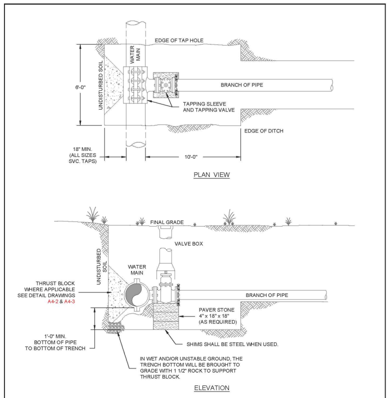
SCALE: AS NOTED
DATE: 02/28/2020
DESIGNED BY: RJP
DRAWN BY: SEL
CHECKED BY: FPP
FILE NAME: CURRENTCIVIL.DWG
SLS JN: 19-004-09

DRAWING TITLE:
PUBLIC IMPROVEMENT DETAILS

SHEET NO:
15 OF 17

CITY OF COLORADO SPRINGS FILE NO. CPC CU 19-00148

**FIGURE 1**




NOTES:

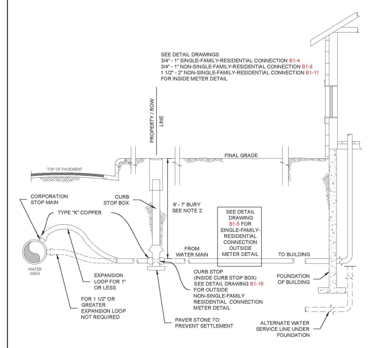
1. 4" WATER SERVICE LINES TYPICALLY REQUIRE A TEE AND VALVE PER SECTION 2.6.D. THIS DRAWING MAY ONLY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.
2. TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
3. WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
4. ATTACH ANODES FOR CATHODIC PROTECTION.

Colorado Springs Utilities — It's how we're all connected

DETAILS FOR TAPS 4" AND OVER FOR DUCTILE OR PVC PIPE

B1-2 DATED 03/2014

FIRE LINE TAP 25




NOTES:

1. REFERENCE SECTION 2.7 WATER SERVICE LINE DESIGN.
2. FOR AREAS WITH DEEPER FROST DEPTHS SEE SECTION 2.6.H.1 FOR DEPTH OF BURY REQUIREMENTS.
3. SEE DETAIL DRAWING B1-16 FOR NON-SINGLE-FAMILY-RESIDENTIAL CONNECTION OUTSIDE METER DETAIL.

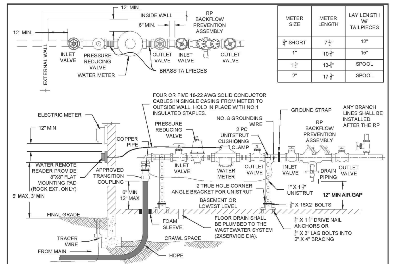
Colorado Springs Utilities — It's how we're all connected

TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"

B1-3 DATED 01/2017

2" WATER METER 26

| METER SIZE | METER LENGTH | LAY LENGTH W/ TAILPIECES |
|---|---|---|
| 3/4" SHORT | 7 1/2" | 12" |
| 1" | 10 3/4" | 15" |
| 1 1/2" | 13 3/8" | SPOOL |
| 2" | 17 3/8" | SPOOL |




NOTES:

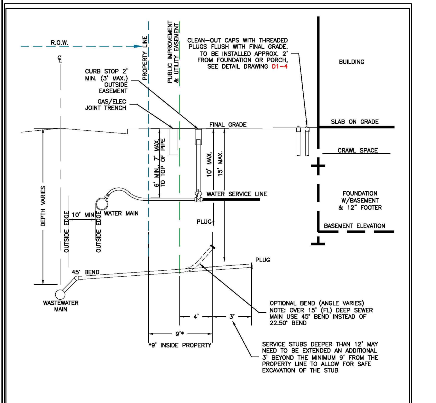
1. THE METER SHALL BE PROVIDED AND INSTALLED BY COLORADO SPRINGS UTILITIES.
2. REFERENCE SECTION 2.7.J (WATER METERS) FOR METER LOOP REQUIREMENTS.
3. METERS MUST BE LOCATED ON THE LOWEST FLOOR OF THE STRUCTURE. METERS SHALL NOT BE INSTALLED IN CRAWL SPACES, AREAS ONLY ACCESSIBLE BY LADDER, OR DESIGNATED STORAGE AREAS.
4. AN APPROVED TRANSITION COUPLING SHALL BE INSTALLED A MIN OF 6" AND A MAX OF 12" FROM THE FLOOR. THE METER LOOP SHALL BE CONSTRUCTED OF COPPER, DUCTILE IRON OR STEEL.
5. ALL FITTINGS IN THE METER LOOP SHALL BE SOLDERED, FIXED FLANGED OR THREADED.
6. THE METER MUST BE INSTALLED WITH THE CLEARANCE DIMENSIONS AS SHOWN ABOVE. ONE SIDE OF THE METER SHALL BE FREE FROM ANY OBSTRUCTION. 3' MINIMUM CLEARANCE IS REQUIRED ABOVE AND IN FRONT OF THE METER. 24" MINIMUM CLEARANCE IS REQUIRED BETWEEN THE METER LOOP AND ELECTRICAL OUTLETS.
7. BRASS INLET AND OUTLET VALVES SHALL BE INSTALLED ON EACH SIDE OF THE METER. INLET AND OUTLET VALVES SHALL BE FULL OPENING, GATE OR BALL VALVES WHICH CLOSE IN DIRECTION OF FLOW. NO CONNECTIONS ARE ALLOWED BETWEEN THE INLET AND OUTLET VALVES.
8. A MINIMUM OF 5' OF COPPER IS REQUIRED AFTER THE METER EXCEPT WHERE A MANIFOLD (MANIBLOCK) SYSTEM IS USED DIRECTLY AFTER THE METER AND IS SUPPORTED.
9. THE METER SHALL BE SECURED WITH UNISTRUT BEFORE AND AFTER THE INLET AND OUTLET VALVES AS SHOWN. UNISTRUT SHALL BE ANCHORED TO THE COPPER PIPE.
10. GROUNDING IS REQUIRED TO ELIMINATE POTENTIAL FOR DISCHARGE OF STATIC ELECTRICITY CAUSED BY FLOW OF WATER THROUGH PIPING. GROUNDING STRAP NOT REQUIRED ON PREFABRICATED LOOPS.
11. REMOTE READER WIRE SHALL EXIT THE BUILDING THROUGH A DEDICATED HOLE FOR REMOTE READER WIRE USE ONLY. A MINIMUM OF 24 INCHES OF SLACK WIRE SHALL BE PROVIDED AT METER AND REMOTE READER.
12. AN 8 INCH X 8 INCH FLAT SPACE SHALL BE PROVIDED FOR MOUNTING OF THE REMOTE READER ON THE EXTERNAL WALL. A MINIMUM OF 12 INCHES OF CLEARANCE FROM ANY VERTICAL PROTRUSION (ROOF DRAIN, CHIMNEY, ETC.) SHALL BE MAINTAINED FROM THE REMOTE READER.
13. GAS FLEX LINE SERVICES SHALL BE LOCATED A MINIMUM OF 18" FROM THE METER LOOP.
14. A BACKFLOW PREVENTION ASSEMBLY IS REQUIRED, IT SHALL BE LOCATED BEFORE THE FIRST BRANCH LINE. FOR BACKFLOW PREVENTION ASSEMBLY REQUIREMENTS, INCLUDING LOCATION, SEE SECTION 2.7.L.
15. THE BACKFLOW PREVENTER SHALL BE SOLDERED OR FIXED FLANGED.

Colorado Springs Utilities — It's how we're all connected

TYPICAL INSTALLATION FOR 3/4" THRU 2" METERS INSIDE NON-SINGLE-FAMILY-RESIDENTIAL CONNECTION HDPE SERVICE

B1-9 DATED 3/2019

2" INSIDE METER SET 27




NOTES:

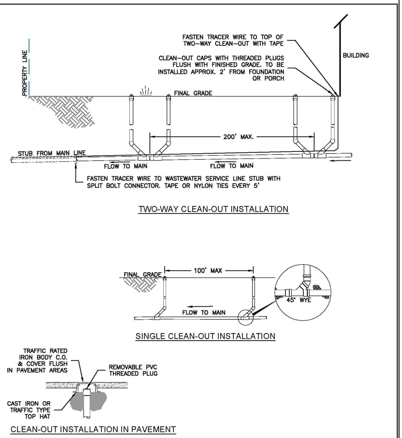
1. SEE CHAPTER 2 FOR MINIMUM SLOPES OF WASTEWATER SERVICE LINES.
2. TO BE READ IN CONJUNCTION WITH DETAIL DRAWINGS D1-1 AND D1-2.
3. A BEND MAY BE USED TO EXTEND THE SERVICE LINE UPWARD, DEPENDING ON BUILDING FINISHED FLOOR OR BASEMENT ELEVATION AND PER PROPERTY OWNER/DEVELOPERS' DISCRETION.
4. FOR BASEMENT, THE SERVICE LINE SHALL BE EXTENDED TO DRAIN THE FINISHED FLOOR ELEVATION, A BEND MAY BE UTILIZED, SEE DETAIL DRAWING D1-2.
5. SLOPING, BENCHING AND SHORING SHALL BE PERFORMED FOR ALL EXCAVATIONS IN COMPLIANCE WITH OSHA REGULATIONS.
6. WHERE UNDERDRAIN SERVICE LINES ARE INSTALLED WITH THE WASTEWATER SERVICE LINE, BOTH SHALL BE BROUGHT TO THE SAME ELEVATION ONCE ENTERING THE PROPERTY.

Colorado Springs Utilities — It's how we're all connected

SCHEMATIC OF A DEEP SERVICE CONNECTION

D1-3 DATED 5/2015

SEWER SERVICE 28




NOTES:

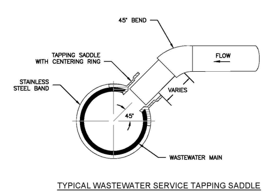
1. SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
2. TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.

Colorado Springs Utilities — It's how we're all connected

TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS

D1-4 DATED 5/2015

SEWER SERVICE 29




TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

1. WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
2. PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

Colorado Springs Utilities — It's how we're all connected

TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD

D1-6 DATED 5/2015

SEWER SERVICE 30

NOT USED 31

NOT USED 32

CLIENT:

MCG
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-915-7841
Josh@mcgdenver.com

CIVIL ENGINEER:

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER:

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

CONFIDENTIALITY STATEMENT:

The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain priviledged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:

ATRIUM SENIOR HOUSING

4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

SCALE: AS NOTED
DATE: 02/28/2020
DESIGNED BY: RJP
DRAWN BY: SEL
CHECKED BY: FPP
FILE NAME: CURRENTCIVIL.DWG
SLS JN: 19-004-09

DRAWING TITLE:

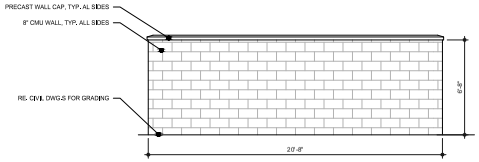
PUBLIC IMPROVEMENT DETAILS

SHEET NO:

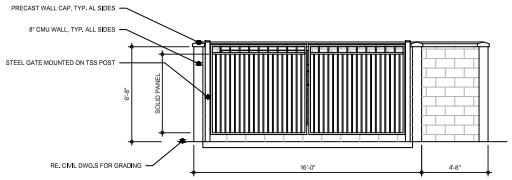


CITY OF COLORADO SPRINGS FILE NO. CPC CU 19-00148

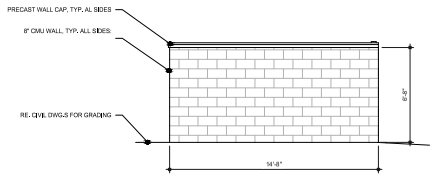
FIGURE 1



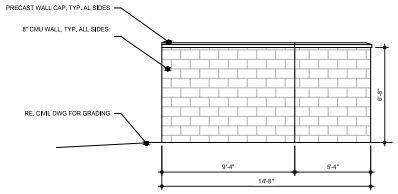

5 SOUTH TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



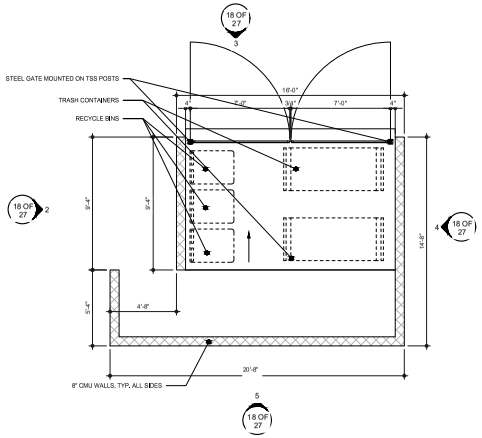

3 NORTH TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"




4 EAST TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



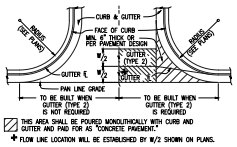

2 WEST TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"




1 ENLARGED TRASH ENCLOSURE PLAN_SDP
1/4" = 1'-0"

GENERAL TRASH ENCLOSURE FINISHES NOTES
1. PAINT ALL EXPOSED CMU SURFACES EXTERIOR MASONRY PAINT, COLOR TO MATCH BUILDING EXTERIOR BRICK VENEER.
2. PAINT ALL EXPOSED METAL SURFACES , COLOR BLACK

TRASH ENCLOSURE DETAILS | 42




CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTIONS

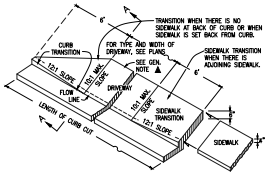
GENERAL NOTES

1. ON CURVES 3 DEGREES OR SHARPER, CURBS AND/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 10 FEET MAY BE USED WHEN THE DEGREE OF CURVE IS LESS THEN 3 DEGREES.
2. CONCRETE SHALL BE CLASS B.
3. PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
4. CURB TYPE 4 (KEY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTIONS 1B AND 1W) IF SPECIFIED ON THE PLANS.

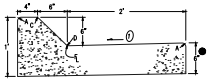
▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE ½ IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.

Ⓣ GUTTER CROSS SLOPES SHALL BE ¼ IN./FT. WHEN DRAINING AWAY FROM CURB AND 1IN./FT. WHEN DRAINING TOWARD CURB.

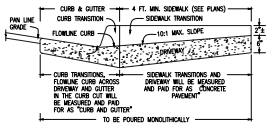
● WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284M AND SPACED 2 FT.–6 IN. THEY SHALL BE INSERTED 1/2 AND 1/2 LENGTH INTO THE GUTTER.



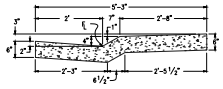

CURB CUT FOR DRIVEWAYS




CURB AND GUTTER TYPE 2
(SECTION IIM)
(6" MOUNTABLE – 2' GUTTER)

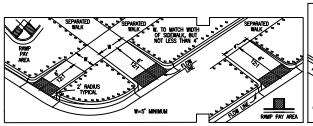



CONCRETE PAVEMENT (DRIVEWAYS)
SECTION A–A

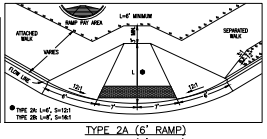



CURB AND GUTTER TYPE 2
(SECTION MS)
(4" MOUNTABLE WITH SIDEWALK)

ONSITE CURB, GUTTERS, AND SIDEWALKS | 41




TYPE 1




TYPE 2A (6' RAMP)
TYPE 2B (8' RAMP)

GENERAL NOTES

1. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1; DIMENSIONS SHOWN SHALL BE MODIFIED, AS NECESSARY, TO MEET THIS REQUIREMENT.
2. CONCRETE SHALL BE CLASS B .
3. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
4. IF POSSIBLE, DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE, EXCEPT WHERE EXISTING STRUCTURES ARE BEING UTILIZED IN THE NEW CONSTRUCTION.
5. THE TYPE OF RAMP SHALL BE AS SHOWN ON THE PROJECT PLANS. IN GENERAL, THE RAMPS ARE INTENDED TO BE USED AS FOLLOWS:

**TYPE 1** RAMP IS FOR USE IN AREAS WHERE THE SIDEWALK IS SET BACK FROM THE STREET, AND WHEELCHAIR ACCESS FROM THE SIDE OF THE RAMP IS NOT LIKELY TO OCCUR BECAUSE THE APPROACH AREA IS COVERED BY LAWN OR GRAVEL, OR AN OBSTRUCTION IS PRESENT. TYPE 1 CAN BE USED ANYWHERE IN THE BLOCK.

**TYPE 2** RAMP IS FOR GENERAL USE AT INTERSECTIONS, ESPECIALLY WHERE PEDESTRIANS ARE ALLOWED TO CROSS DIAGONALLY.

**TYPE 3** RAMP IS FOR USE WHERE THE SIDEWALK EXTENDS TO THE CURB OR CAN BE EASILY TRANSITIONED TO PROVIDE WHEELCHAIR ACCESS TO THE RAMP. RAMP TYPE 3 CAN BE USED ANYWHERE IN THE BLOCK, AS WELL AS AT INTERSECTIONS, AS AN ALTERNATE TO TYPE 2.

**TYPE 4** RAMP IS FOR USE WHERE WHEELCHAIR ACCESS CAN OCCUR FROM ONLY ONE SIDE.

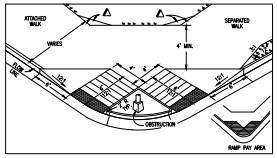
**TYPE 5** RAMP IS FOR USE WHERE AN EXISTING SIDEWALK, INCLUDING THE CURB, IS LESS THAN 6 FT., AND WIDENING IS NOT FEASIBLE.

RAMP SURFACE SHALL BE TEXTURED WITH A COARSE BROOMED FINISH AND SCORED WITH GROOVES (1/4x) BY (1/4x) SPACE AT 9 TO 12 INCHES.

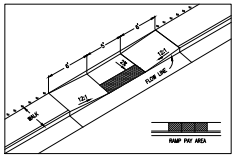
WING SURFACES SHALL BE TEXTURED WITH A COARSE BROOMED SURFACE ONLY.

GRASS OR GRAVEL AREA ADJACENT TO RAMP, WING OR WALK THAT IS NOT APPROPRIATE FOR WHEELCHAIR TRAFFIC.

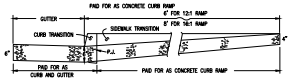
DESIGN FOR BACK OF WALK NEAR RAMP AREA WILL BE AS SHOWN ON PLANS OR AS DIRECTED.




TYPE 4




TYPE 5




TYPICAL RAMP SECTION VIEW

P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BY 18" BARS CONFORMING TO AASHTO M 284 AT 18" SPACING.

ONSITE CURB RAMPS | 43

CLIENT
MCG
MEDICI CONSULTING GROUP
MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russel • 303-815-7841
Josh@mcgdenver.com

CIVIL ENGINEER
Strategic Land Solutions, Inc.
Civil Engineering Land Planning Architecture
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7061 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

CIVIL ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

CONFIDENTIALITY STATEMENT
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS
ATRIUM SENIOR HOUSING
4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO
LOT 2, SUNDOWN SQUARE SUBDIVISION FILING NO. 1

| | | |
|---|---|---|
| SCALE: | AS NOTED | . |
| DATE: | 02/28/2020 | . |
| DESIGNED BY: | RJP | . |
| DRAWN BY: | SEL | FILE NAME: |
| CHECKED BY: | FPP | CURRENTCIVIL.DWG |
| | | SLS JN 19-004-09 |

DRAWING TITLE
CONSTRUCTION DETAILS

SHEET NO
17 OF 17

FIGURE 1

CITY OF COLORADO SPRINGS FILE NO. CPC CU 19-00148